



55 Acres Bandera Creek

8587 Hwy 173

Virtual Tour: <https://www.youtube.com/watch?v=xLbCS4vc4HI>

Stunning Hill Country Show Place! The property has 2,700 feet of both sides of Bandera Creek that winds its way through the property, and has been dammed up to create a beautiful lake that is great for swimming and fishing. The gorgeous stately home sits on a hill overlooking Bandera Creek, and commands your attention as you drive up the road. As you walk in the house you are greeted with a floating stair case and 30+ foot ceilings. The large open living area has a wood ceiling and large rock fireplace. The rock used in the construction of the house was taken directly off the property. There is a large gourmet kitchen, huge master suite and large guest rooms. The outdoor living area is second to none. It has a full kitchen and overlooks the rock landscaped pool and bar area. For the horse lover, the ranch has a lighted indoor arena, six stall horse barn and an outdoor arena. The nine acre cultivated field is a great place to grow hay, or plant a food plot. The property is fenced into five different pastures. The large neighbors and Bandera Creek bring in a lot of wildlife, including white-tail and wild pigs. All of this and only 8 miles from Bandera and 45 minutes from San Antonio.

House:

- 4 bedroom 4.5 bathrooms**
- 7,500+/- square feet**
- Home is constructed utilizing the native limestone rock on the ranch and Bandera Creek that runs throughout the property.**
- Texas Heart Fossils from the creek, can be found inlaid in the rock masonry work around the exterior of the home.**
- In 2011, replaced existing lighting with custom designed fixtures shipped in from Scottsdale, AZ area.**
- Extensive remodel (2011) in master bedroom suite with large rock wood/gas burning fireplace and wet bar. A separate staircase leading up to oversized walk in closet. A second large men's walk in closet with dressing area is adjacent to master bedroom. A third massive open room ladies walk in closet/dressing area with its own crystal chandelier.**
- Master bath suite with new custom lighting, snail entry walk in shower and corner set Jacuzzi garden tub.**

- Wide open space in the Great room area with impressive rock, floor to ceiling fireplace.
- 30 plus foot high rock columns, open beam ceiling construction and custom hand crafted ceiling fans.
- Full bar and custom built-in entertainment center.
- Two story high ceilings in the game room just off the great room area, allow for any sized trophy mounts on the walls.
- Guest 1/2 bath/power room boast a custom designed, hand carved horse head lavatory made of Mexican mined cantera stone.
- Entire interior of home was repainted during this same 2011 time period.
- Hand crafted in place, curved floating staircase in foyer as you enter the home. Notice the ascending radial laminated floating beams. Each laminate was soaked in water for long periods of time and hand laid creating the desired radius. This staircase is of one of two that leads to the upstairs guest room suites. Each of the two suites have their own separate private bathrooms and massive walk in closets.
- Exclusive locally built, custom Pecky Cypress cabinets throughout kitchen and breakfast nook areas.
- Custom gourmet kitchen with double ovens, and gas cook top with griddle.
- One of a kind built in vented wood/gas indoor BBQ.
- Sub Zero stainless steel side by side refrigerator and freezer.
- Two walk in pantries, conveniently located next to kitchen cooking/food prep area.
- Granite countertops throughout the kitchen and a free standing island with disposal in the sink.

Outdoor Living Area and Pool:

- Newly constructed in 2016, 1,300+/- sq ft outdoor living area with oversized cooking area.
- Double below counter refrigerators.
- Separate ice maker and cocktail prep station.
- Custom counter tops made of Amazonite mined in Brazil and Madagascar. It's an aqua color with brownish cream colored quartzite inclusions.
- Vaulted tongue and groove ceilings, with open cedar beams.
- Eight 52" fans and an attached pergola.
- The north facing rock wall has wood/gas burning fireplace with a flat screen TV inset just above a cedar mantle.
- Large windows inset in the rock wall with fixed wrought iron design and double windows that hinge outward.
- 52" BBQ grill, griddle, large gas burner.
- Wrought iron door with fixed glass and wrought iron side lights. The door itself is hinged to allow the glass and or both the wrought iron door to open inward.
- Custom pool landscaped with rocks taken from the ranch.
- Built in water slide.

- Swim up bar.
- Cabana area with outdoor kitchen.

Horse Improvements:

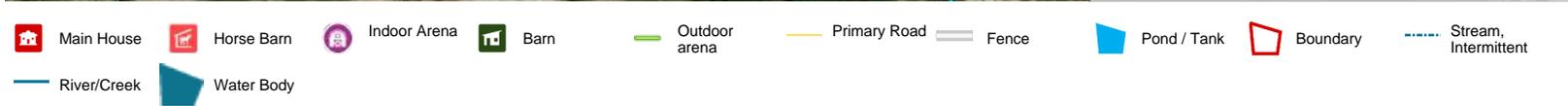
- Six stall barn with galvanized and tongue in groove stall walls.
- Barn has guest apartment, wash rack and tack room.
- Each stall has its own separate outdoor run, and each of those open up into the larger paddock.
- The covered arena is 100 feet by 150 feet, and is lighted and has water sprinklers.
- The outdoor, pipe, arena is 90 feet by 275 feet.

Man Cave/Hay Barn:

- Two large roll up doors.
- Walk-in cooler.
- Two storage areas.
- Kitchen area.
- Currently used as a man cave and for large “toy” storage, but would be a great hay barn as well.

55 Acre Bandera Creek Ranch

Bandera County, Texas, 55 AC +/-



55 Acre Bandera Creek Ranch

Bandera County, Texas, 55 AC +/-

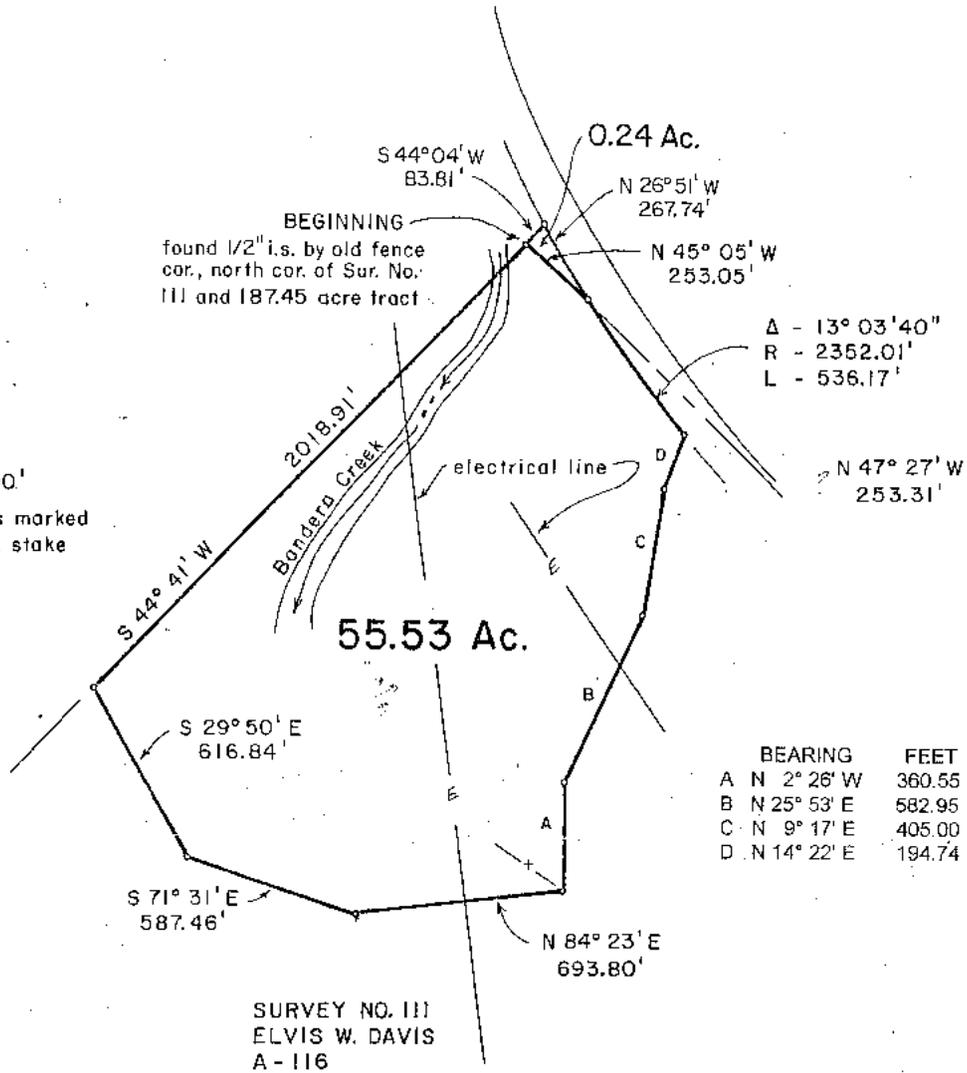


- Main House
- Horse Barn
- Indoor Arena
- Barn
- Outdoor arena
- Primary Road
- Fence
- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



SCALE 1" = 400'

NOTE: all corners marked by 1/2" iron stake



BEARING	FEET
A N 2° 26' W	360.55
B N 25° 53' E	582.95
C N 9° 17' E	405.00
D N 14° 22' E	194.74

PLAT SHOWING:

55.53 acres of land out of Survey No. 111, Elbert W. Davis, Abstract No. 116. The said 55.53 acres being part of a certain 187.45 acre tract conveyed from Clovis B. Riley, et ux to Nicholas Wayne Murley, et ux by deed dated September 13, 1994 and recorded in Volume 409, Page 912 of the Official Public Records of Bandera County, Texas.

I, Paul L. Bushong, a registered professional engineer and registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.

Paul L. Bushong
Paul L. Bushong

Registered Professional Engineer No. 38177
Registered Professional Land Surveyor No. 2340
May 05, 1995
Revised February 22, 1996





TEXAS ASSOCIATION OF REALTORS®
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.**

CONCERNING THE PROPERTY AT 8587 HWY 173
Bandera, TX 78003

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 X is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
 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/Satellite	X		
Carbon Monoxide Det.	X	X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)			X
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain			X
Gas Fixtures	X		
Natural Gas Lines			X

Item	Y	N	U
Liquid Propane Gas:	X		
-LP Community (Captive)		X	
-LP on Property	X		
Hot Tub	X		
Intercom System		X	
Microwave	X		
Outdoor Grill			X
Patio/Decking	X		
Plumbing System	X		
Pool	X		
Pool Equipment	X		
Pool Maint. Accessories	X		
Pool Heater	X		

Item	Y	N	U
Pump: sump grinder			X
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna			X
Smoke Detector	X		
Smoke Detector - Hearing Impaired			X
Spa	X		
Trash Compactor			X
TV Antenna			X
Washer/Dryer Hookup	X		
Window Screens			X
Public Sewer System			X

Item	Y	N	U	Additional Information
Central A/C	X			<u>electric</u> gas number of units:
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)		X		if yes, describe:
Central Heat	X			<u>electric</u> <u>gas</u> number of units:
Other Heat		X		if yes, describe:
Oven	X			number of ovens: <u>2</u> <u>electric</u> <u>gas</u> other:
Fireplace & Chimney	X			<u>wood</u> <u>gas logs</u> mock other:
Carport / <u>FRONT PORTACO</u>	X			<u>attached</u> not attached
Garage	X			<u>attached</u> not attached
Garage Door Openers	X			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls	X			<u>owned</u> lease from: <u>DISH</u>
Security System		X		owned lease from:
Water Heater	X			<u>electric</u> <u>gas</u> other: number of units:
Water Softener		X		owned lease from:
Underground Lawn Sprinkler	X			<u>automatic</u> manual areas covered:
Septic / On-Site Sewer Facility	X			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Concerning the Property at _____

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: MetAl Age: 17-18 (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): - 1 of 2 garage door opener (to be repaired prior to sale)

- 5 Ton condensing unit cools garage & great room area needs repair or replace

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"/>	<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"/>	<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): Dining Area has had leaks during high wind/blowing rain from NW direction - Floor tile/slate is cracked in great room area + 1 tile needs to be replaced entry area.

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"/>
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 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs	<input checked="" type="checkbox"/>	
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
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 Penetration		<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 _____

8587 HWY 173
Bandera, TX 78003

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Caulking Area where metal roof meets rock structure in diving area.

*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 (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 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.

Concerning the Property at _____

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Bandera Underground Conservation District

Section 6. Seller has _____ has not attached a survey of the Property.

Section 7. 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 8. 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 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? yes no

Section 10. 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 11. 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.

Concerning the Property at _____

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.

<u>Jay Click</u>	<u>9-19-2017</u>	_____	_____
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>JAY CLICK</u>	_____	Printed Name: _____	_____

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. 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) 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.

(4) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(5) The following providers currently provide service to the Property:

Electric: <u>Bandera Electric</u>	phone #: <u>830-796-3741</u>
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: <u>Allied</u>	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>Propane Depot</u>	phone #: <u>830-510-4777</u>

(6) 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: _____	_____



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT _____

8587 HWY 173
 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 Field Unknown
- (3) Approximate Location of Drain Field or Distribution System: SW Corner of front yard Unknown
- (4) Installer: Buddy's Well Service Unknown
- (5) Approximate Age: 17-18 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? 12-31-2009
- (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.

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.

Jay Click 9-19-2017
Signature of Seller Date
Jay Click

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

ATTENTION OWNER: Confidentiality
Privilege Notice on Reverse Side

State of Texas
WELL REPORT

Texas Water Well Drillers Board
P.O. Box 13087
Austin, Texas 78711

1) OWNER CONNIE S. MANAL ADDRESS 9173 BRIARFOREST HOUSTON, TX 77024-7222
(Name) (Street or RFD) (City) (State) (Zip)
2) LOCATION OF WELL: GRID # 69-16-35
County BANDERA miles in _____ direction from _____ (Town)

Driller must complete the legal description below with distance and direction from two intersecting section or survey lines, or he must locate and identify the well on an official Quarter- or Half-Scale Texas County General Highway Map and attach the map to this form.

LEGAL DESCRIPTION:

Section No. _____ Block No. _____ Township _____ Abstract No. _____ Survey Name GRID X
Distance and direction from two intersecting section or survey lines _____

SEE ATTACHED MAP

3) TYPE OF WORK (Check):

New Well Deepening
 Reconditioning Plugging

4) PROPOSED USE (Check):

Domestic Industrial Monitor Public Supply
 Irrigation Test Well Injection De-Watering

5) DRILLING METHOD (Check):

Driven Mud Rotary Air Hammer Jetted Bored
 Air Rotary Cable Tool Other _____

6) WELL LOG:

Date Drilling: _____
Started 8-17 1995
Completed 8-28 1995

DIAMETER OF HOLE

Dia. (in.)	From (ft.)	To (ft.)
<u>6 3/4</u>	Surface	<u>430</u>

7) BOREHOLE COMPLETION:

Open Hole Straight Wall Underreamed
 Gravel Packed Other CASED TO BOTTOM
If Gravel Packed give interval ... from _____ ft. to _____ ft.

LS = LIMESTONE

From (ft.) To (ft.) Description and color of formation material

From (ft.)	To (ft.)	Description and color of formation material
<u>0-3</u>		<u>SOIL</u>
<u>3-55</u>		<u>CALICHE</u>
<u>55-60</u>		<u>ORANGE SS</u>
<u>60-140</u>		<u>GRAY LS + SHALE</u>
<u>140-275</u>		<u>TAN LS</u>
<u>275-310</u>		<u>GRAY LS</u>
<u>310-370</u>		<u>GRAY SANDY LS</u>
<u>370-405</u>		<u>GREEN + GRAY LS</u>
<u>405-425</u>		<u>WHITISH LS</u>
<u>425-430</u>		<u>GRAY LS</u>

(Use reverse side if necessary)

8) CASING, BLANK PIPE, AND WELL SCREEN DATA:

Dia. (in.)	New or Used	Steel, Plastic, etc. Perf., Slotted, etc. Screen Mfg., if commercial	Setting (ft.)		Gage Casting Screen
			From	To	
<u>4 1/2</u>	<u>N</u>	<u>Sch 40 PUC Slotted</u>	<u>0</u>	<u>430</u>	
			<u>350</u>	<u>430</u>	

9) CEMENTING DATA [Rule 287.44(1)]

Cemented from 195 ft. to 0 ft. No. of Sacks Used 16
_____ ft. to _____ ft. No. of Sacks Used _____
Method used Heat & Grout
Cemented by DRILLER

13) TYPE PUMP:

Turbine Jet Submersible Cylinder
 Other _____
Depth to pump bowls, cylinder, jet, etc., _____ ft.

14) WELL TESTS:

Type Test: Pump Bailer Jetted Estimated
Yield: _____ gpm with _____ ft. drawdown after _____ hrs.

15) WATER QUALITY:

Did you knowingly penetrate any strata which contained undesirable constituents?
 Yes No If yes, submit "REPORT OF UNDESIRABLE WATER"
Type of water? _____ Depth of strata _____
Was a chemical analysis made? Yes No

10) SURFACE COMPLETION

Specified Surface Slab Installed [Rule 287.44(2)(A)]
 Specified Steel Sleeve Installed [Rule 287.44(3)(A)]
 Pileless Adapter Used [Rule 287.44(3)(B)]
 Approved Alternative Procedure Used [Rule 287.71]

11) WATER LEVEL:

Static level 135 ft. below land surface Date _____
Artesian flow _____ gpm. Date _____

12) PACKERS:

Type	Depth
<u>2 MOORED RUBBER</u>	<u>195</u>

I hereby certify that this well was drilled by me (or under my supervision) and that each and all of the statements herein are true to the best of my knowledge and belief. I understand that failure to complete items 1 thru 15 will result in the log(s) being returned for completion and resubmittal.

COMPANY NAME PIPE CREEK WATERWELL CO WELL DRILLER'S LICENSE NO. 2450 WI
(Type or print)

ADDRESS PO BOX 63333 PIPE CREEK TX 78063
(Street or RFD) (City) (State) (Zip)

(Signed) Randy Roberts (Licensed Well Driller) (Signed) J R Jones (Registered Driller Trainee)

Please attach electric log, chemical analysis, and other pertinent information, if available.

For TWC use only: Well No. _____ Located on map _____