



Trestle Creek Ranch

57 Acres – Gillespie County

This gorgeous live water ranch is located in the heart of the Texas Wine Country! Just 4 miles from legendary Luckenbach Texas and 9 miles from Fredericksburg. The ranch boasts of 2,400 feet of both sides of cypress lined South Grape Creek. The stunning custom home that is built on the bank of Grape Creek is built to reflect the German style of the area with all the conveniences of a modern custom home. A large back porch that runs the length of the house offers a great place to sit and overlook the creek and enjoy nature. The land has three improved pastures that are great for horses and livestock, and would be great for your very own vineyard. There are large cypress trees along the creek in addition to large oaks and cedar elms. There is a nice barn with a concrete floor and three stalls for animals. If you are looking for a beautiful live water ranch in the heart of all the action while maintaining your privacy, this is the place for you.

Live Water:

2,400 feet of both sides of South Grape Creek. 1,400 feet of it has been backed up with a beautiful rock and concrete drive across dam. The deep water is great for swimming, kayaking and fishing. There are bass, perch and catfish.

House:

3, 488 Square Feet 3 bedroom 3 bathroom

- Rock and wood exterior
- Metal roof
- Large covered porch overlooking the creek
- Granite counter tops throughout the house
- Hardwood and tile floors
- Kingwood cabinets
- Viking 4 burner gas stove and oven
- Viking microwave
- Large island in the kitchen

- Wine fridge
- Huge rock fireplace in living room
- Vaulted wood ceiling in living room
- Master bedroom with fireplace, vaulted ceilings, and opens to front and back porches
- Anderson windows
- Security system
- Rock walls and accents in the interior of house
- Open floor plan
- Breakfast area with windows overlooking creek
- Large walk-in closets
- Upstairs balcony overlooking creek
- Large utility room

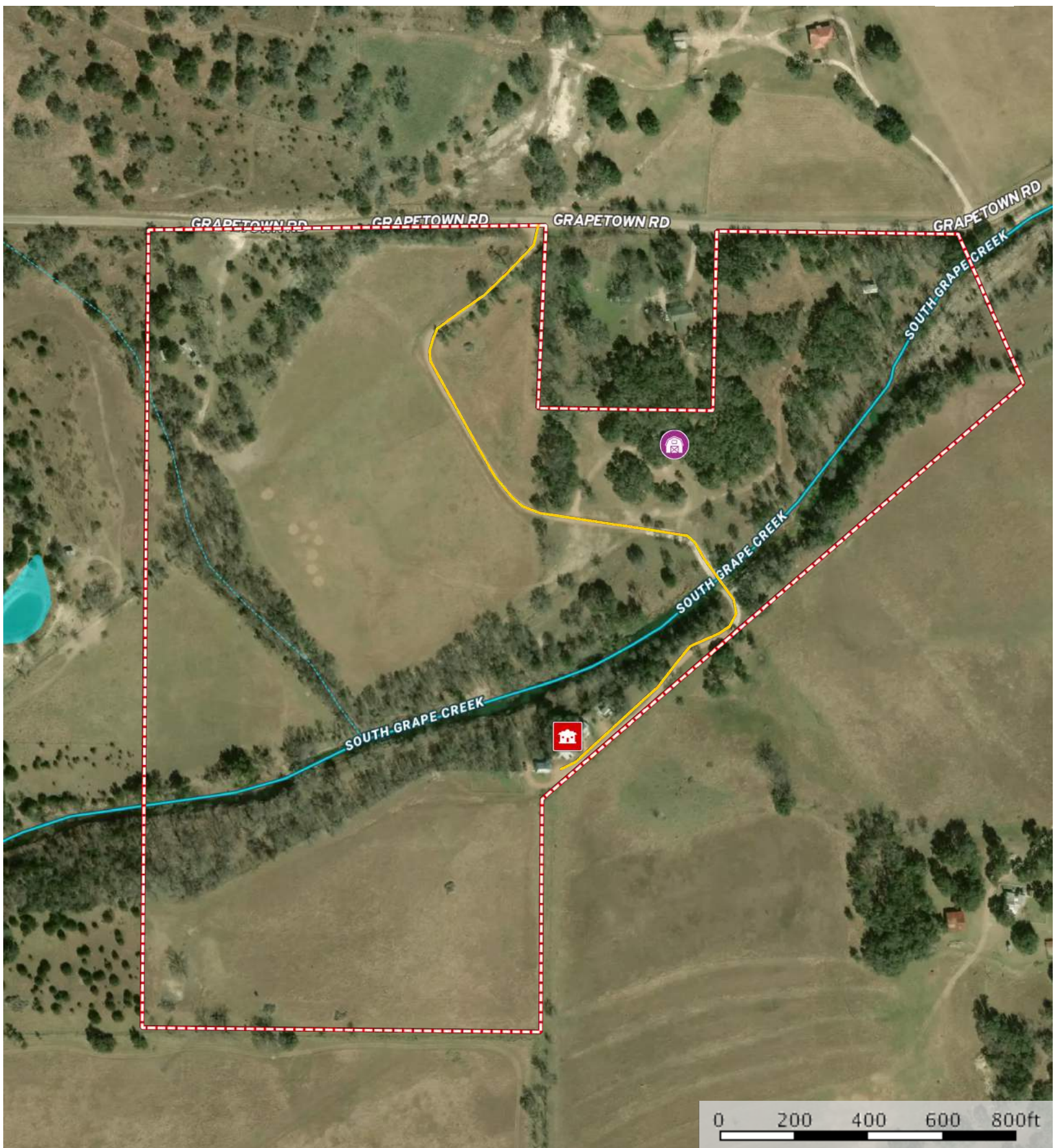
Water wells:

The ranch has three water wells.

Other Improvements:

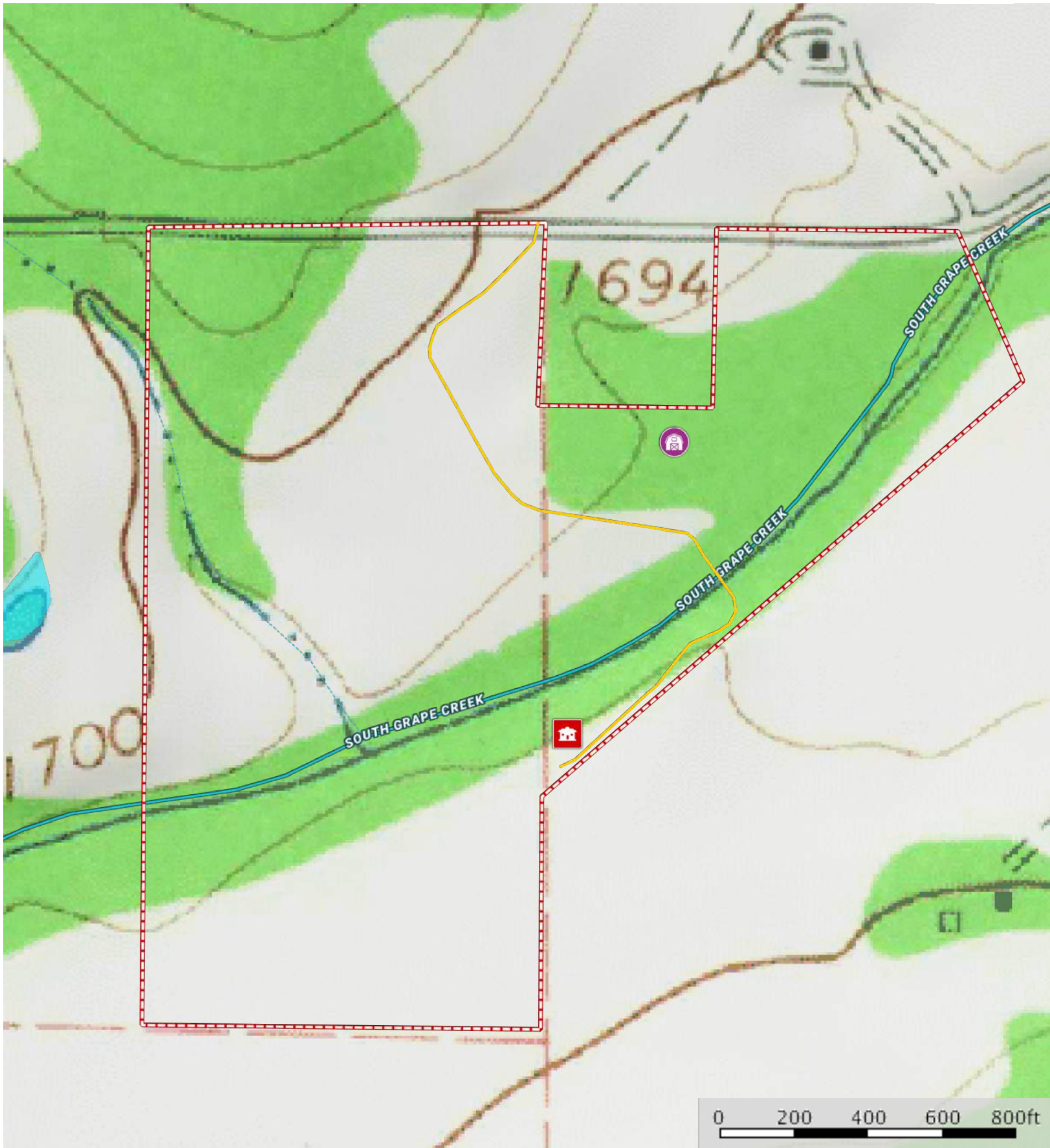
Rock pavilion with fire place overlooking the creek. Large concrete floored barn with additional storage in the second level. Three covered stalls. Perimeter and cross fencing. Crushed granite road.

57 acres Grapetown Rd
Gillespie County, Texas, 57 AC +/-



- Main House
- Barn
- Primary Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

57 acres Grapetown Rd
Gillespie County, Texas, 57 AC +/-



 Main House  Barn  Primary Road  Boundary  Stream, Intermittent  River/Creek  Water Body

Survey No.	184	Page	3 of 4
Abstract No.	184	Section	5-20-4296
County	Cherokee	State	Texas

The 25.85 acre tract shown herein is subject to any and all easements, mortgages, liens, and other encumbrances of record in the public records of the County of Cherokee, State of Texas, and the Commission for Title Insurance, or of record in the public records of any other county or state, and the surveyor has no knowledge of any such encumbrances.

- Easement in deed dated November 4, 1911, executed by Earl Robinson and wife, Emma Robinson, to the State of Texas, recorded in Vol. 204, Page 387, and Vol. 204, Page 388, Deed Records, Cherokee County, Texas.
- Easement in deed dated November 4, 1911, executed by Earl Robinson and wife, Emma Robinson, to the State of Texas, recorded in Vol. 204, Page 387, and Vol. 204, Page 388, Deed Records, Cherokee County, Texas.
- Right-of-way easement granted to Central Texas Electric Corporation, Inc. by deed recorded in Vol. 132, Page 505, Vol. 133, Page 797, Vol. 133, Page 94, Vol. 134, Page 104, Vol. 134, Page 105, Vol. 134, Page 106, Vol. 134, Page 107, Vol. 134, Page 108, Vol. 134, Page 109, Vol. 134, Page 110, Vol. 134, Page 111, Vol. 134, Page 112, Vol. 134, Page 113, Vol. 134, Page 114, Vol. 134, Page 115, Vol. 134, Page 116, Vol. 134, Page 117, Vol. 134, Page 118, Vol. 134, Page 119, Vol. 134, Page 120, Deed Records, Cherokee County, Texas.
- Right-of-way Grant to Southern Bell Telephone Company recorded in Vol. 64, Page 212, Deed Records, Cherokee County, Texas.
- Easement to Southern Bell Telephone Company recorded in Vol. 67, Page 77, Deed Records, Cherokee County, Texas.
- Any other or apparent easement or easement over and across the subject property the existence of which may not appear of record.

Survey data shown herein are for illustration only.

Landed with four acreage to be a minimum of 1/4 section the 100 year biological retention as required by the Dallas County Floodplain Department per addendum A to the flood plain permit to the survey by the surveyor.

The undersigned does hereby certify that a survey was made on the ground of the property above described, that it is true and correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Land Surveyor in the State of Texas.

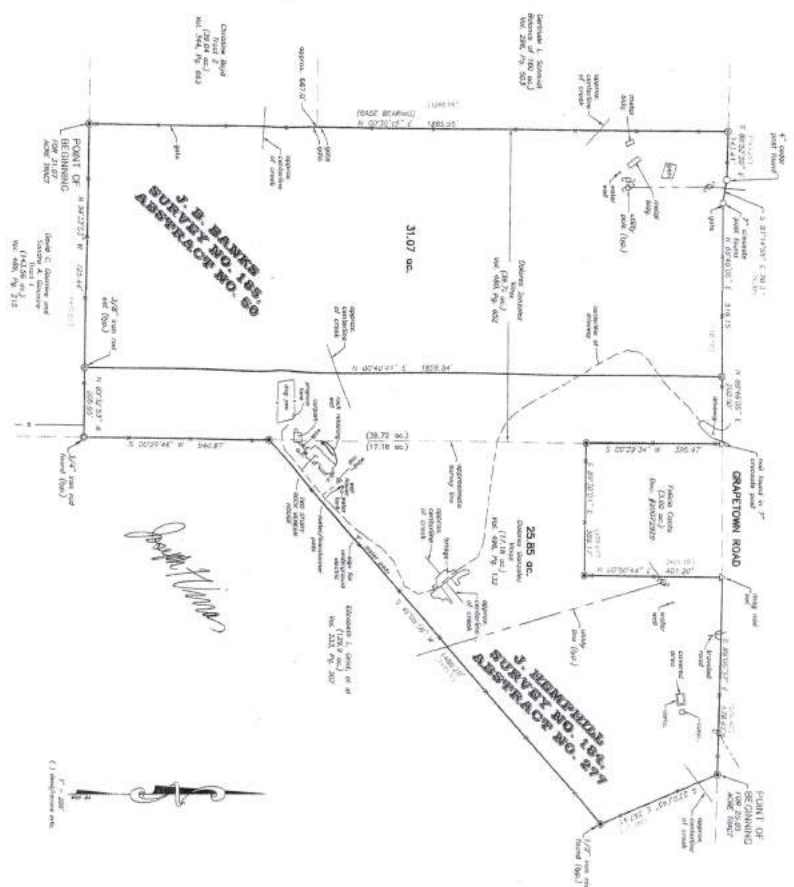
John W. Banks
 Registered Professional Land Surveyor
 No. 5427 - State of Texas

4-14-10



Boundary Line Topographic-Construction Survey
 Engineering - Land Surveying and Mapping
 1700 West Loop West, Suite 1000
 Houston, Texas 77056
 (409) 526-1221 Fax (409) 510-1222

EXHIBIT A



PLAT SHOWING A 25.85 ACRE TRACT AND A 31.07 ACRE TRACT OUT OF THE J. B. BANKS SUR. NO. 185, ABS. NO. 50 AND THE J. HEMPHILL SURVEY NO. 184, ABSTRACT NO. 777 IN CHIEF OF THE COUNTY OF CHEROKEE, TEXAS.



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.

**4005 Grapetown Road
Fredericksburg, TX 78624**

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.	<input checked="" type="checkbox"/>		
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)			<input checked="" type="checkbox"/>
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			<input checked="" type="checkbox"/>

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		<input checked="" type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill		<input checked="" type="checkbox"/>	
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			<input checked="" type="checkbox"/>
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector - Hearing Impaired		<input checked="" type="checkbox"/>	
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna		<input checked="" type="checkbox"/>	
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"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 3
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units:
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units:
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe:
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 3
Other Heat		<input checked="" type="checkbox"/>		if yes, describe:
Oven	<input checked="" type="checkbox"/>			number of ovens: 1 electric <input checked="" type="checkbox"/> gas other:
Fireplace & Chimney	<input checked="" type="checkbox"/>			(wood) (gas logs) mock other:
Carport	<input checked="" type="checkbox"/>			attached <input checked="" type="checkbox"/> not attached
Garage		<input checked="" type="checkbox"/>		attached <input type="checkbox"/> 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: VIASAT
Security System	<input checked="" type="checkbox"/>			(owned) leased from:
Solar Panels		<input checked="" type="checkbox"/>		owned leased from:
Water Heater	<input checked="" type="checkbox"/>			electric <input checked="" type="checkbox"/> gas other: 1 number of units:
Water Softener	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> owned leased from:
Other Leased Items(s)				if yes, describe:

**4005 Grapetown Road
Fredericksburg, TX 78624**

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input checked="" type="checkbox"/> manual areas covered: <u>(BOTH)</u>
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, attach Information About On-Site Sewer Facility (TAR-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 TAR-1906 concerning lead-based paint hazards).

Roof Type: METAL Age: 2010 (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 type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Item	Y	N
Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Structural Components	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: oak wilt	<input type="checkbox"/>	<input type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in 100-year Floodplain (If yes, attach TAR-1414)	<input type="checkbox"/>	<input type="checkbox"/>
Located in Floodway (If yes, attach TAR-1414)	<input type="checkbox"/>	<input type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Flooding into the Structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Roof Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Penetration	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Fredericksburg, TX 78624**

Concerning the Property at _____

Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

*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, 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.

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Concerning the Property at _____

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

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
- Wildlife Management
- Other: _____
- Senior Citizen
- Agricultural
- Disabled
- Disabled Veteran
- 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.

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: Dolores Gonzalez Vinas Date: _____ Signature of Seller: Joseph F Vinas Date: 11/27/18
 Printed Name: Dolores Gonzalez Vinas Printed Name: Joseph F Vinas

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Fredericksburg, TX 78624

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. 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* (TAR 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: CTEC
 Sewer: _____
 Water: Well
 Cable: ~~VIA~~ DIRECT TV
 Trash: _____
 Natural Gas: _____
 Phone Company: FRONTIER
 Propane: HILL COUNTRY PROPANE
 Internet: VIASAT

phone #: 830-997-2126
 phone #: _____
 phone #: _____
 phone #: ~~855-508-9671~~ 800-500-5000
 phone #: _____
 phone #: _____
 phone #: 1-800-921-8101
 phone #: 830-997-8621
 phone #: 855-508-9671

(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: _____	_____



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 4005 Grapetown Road
Fredericksburg, TX 78624

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: DRAIN FIELD Unknown
- (3) Approximate Location of Drain Field or Distribution System: DOG YARD TO WEST Unknown
OF MAIN RESIDENCE AND CARPORT
- (4) Installer: PAUL HARTCRAFT Unknown
- (5) Approximate Age: 8 YRS 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: PAUL HARTCRAFT
 Phone: 830-997-4823 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? 6 Mos. (MAY 2018)
- (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.

Delores Hozaley Vinas / Joseph F Vinas 11/27/18

Signature of Seller

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

STATE OF TEXAS WELL REPORT for Tracking #8121

Owner:	Dr. Joe Vinas	Owner Well #:	No Data
Address:	502 Oakland Hills Kerrville, TX 78028	Grid #:	57-50-8
Well Location:	.6 mi. E of Grapetown Rd. on Grapetown-Luckenbach Rd.; 300' S in pasture TX	Latitude:	30° 09' 06" N
		Longitude:	098° 48' 36" W
		Elevation:	No Data
Well County:	Gillespie		

Type of Work: New Well	Proposed Use: Domestic
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Drilling Start Date: **6/5/2002** Drilling End Date: **6/7/2002**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	8.75	0	293

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed**

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	50	293	Gravel	

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	50	13

Seal Method: **grout**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

Distance to Septic Field or other
concentrated contamination (ft.): **No Data**

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

Method of Verification: **No Data**

Surface Completion: **Surface Sleeve Installed**

Water Level: **160 ft. below land surface on 2002-06-07** Measurement Method: **Unknown**

Packers: **No Data**

Type of Pump: **Submersible** Pump Depth (ft.): **280**

Well Tests: **Jetted** Yield: **35 GPM**

Water Quality: *Strata Depth (ft.)* *Water Type*
 190-195, 223-240,
 268-287 good (550 ppm TDS)

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: **Virdell Drilling Inc.**
 111 E. Grayson St.
 Llano, TX 78643

Driller Name: **Taylor Virdell Jr.** License Number: **1900**

Comments: **No Data**

<i>Lithology:</i>			<i>Casing:</i>			
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA			
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
0	1	topsoil	5"	N	PVC casing	+2 - 193 SDR 21
1	10	caliche & limestone	5"	N	PVC casing	193 - 273 SDR 17
10	22	brown clay & limestone	5"	N	PVC slotted screen	273 - 293 SDR 17
22	108	gray shale & limestone ledges				
108	210	gray shale & limestone ledges with sand streaks				
210	293	gray & red shale with limestone & sand streaks				

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

STATE OF TEXAS WELL REPORT for Tracking #186290

Owner: Dr. Joe Vinas	Owner Well #: No Data
Address: c/o Rick Schafer Box 1775 Fredericksburg, TX 78624	Grid #: 57-50-8
Well Location: .9 mi. E of Grapetown Rd on Grapetown-Luckenbach Rd; .3 mi S on S bank of creek TX	Latitude: 30° 08' 59" N
	Longitude: 098° 48' 25" W
	Elevation: No Data
Well County: Gillespie	

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

Drilling Start Date: **7/13/2009** Drilling End Date: **7/13/2009**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	8.75	0	338

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed**

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	50	338	Gravel	3/8"

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	1	3	1 Cement
	3	50	12 Bentonite

Seal Method: **Grout**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

Distance to Septic Field or other
concentrated contamination (ft.): **No Data**

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

Method of Verification: **No Data**

Surface Completion: **Pitless Adapter Used**

Water Level: **223 ft. below land surface on 2009-07-13** Measurement Method: **Unknown**

Packers: **No Data**

Type of Pump: **Submersible** Pump Depth (ft.): **310**

Well Tests: **Jetted** Yield: **30 GPM**

Water Quality: **Strata Depth (ft.)** 230-235, 285-315, 320-336
Water Type good (460 ppmTDS)
 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: **Virdell Drilling Inc.**
 111 E. Grayson St.
 Llano, TX 78643
Driller Name: **Taylor Virdell Jr.** License Number: **1900**
Apprentice Name: **James Caleb Virdell** Apprentice Number: **57668**
Comments: **No Data**

Lithology:			Casing:			
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA			
Top (ft.)	Bottom (ft.)	Description	Dia. (in.)	New/Used	Type	Setting From/To (ft.)
0	1	Topsoll	5"	N	PVC +2	318 SDR 17
1	14	Brown Clay & Gravel	5"	N	PVC, Custom Slot	318 - 338 SDR 17
14	21	Creek Gravel				
21	170	Gray Shale & Limestone				
170	250	Gray Shale & Limestone w/Sand				
250	338	Red & Gray Clay & Limestone w/Sand				

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