

3498 Grape Creek Rd. | Fredericksburg, Texas 78624 | Kendall County

4.267+/- Acres

\$715,000

Agent

Justin Cop

Property Highlights

- **4.267± Acres** in the Texas Hill Country
- **Main Residence:** 1,727± SF | Built 2005
- **2 Bedrooms | 2 Bathrooms + Spacious Loft**
- **Open-Concept Living, Dining & Kitchen**
- **Wood-Burning Stove** in the main living area
- Warm wood flooring and natural wood accents throughout
- **Downstairs Primary Suite** with patio access and private bath
- Upstairs loft with additional sleeping and living space
- **Detached 552± SF Guest House – “Hayes’ Haus”**
- Guest house features a sleeping area, kitchenette, dining space and full bath
- Main house and guest house currently arranged to **sleep up to 10**
- **Outdoor Fire-Pit & Gathering Area**
- Back deck and native stone patios/walkways
- **Mature Trees** throughout the property
- **Wet-Weather Creek** along the property
- Fenced frontage with gated entrance from Grape Creek Rd.
- Most furnishings convey, with limited exclusions
- **Ag Exemptions**
- Convenient access to **Hwy 87 and I-10**
- **Location:**
 - ~ 13.5 miles to Downtown Fredericksburg
 - ~ 16 miles to Comfort

Property Taxes:

\$2,862.46 AG exempt | \$5,247.62 w/o exemptions

A Peaceful Retreat Along South Grape Creek

Tucked away on 4.267± acres along Grape Creek Road, this inviting Hill Country property offers a peaceful setting just a short drive from Fredericksburg. **South Grape Creek runs through a portion of the acreage**, while mature trees, native stone and gently varied terrain create a private Hill Country backdrop for the main residence and detached guest house.

The 1,727± SF main home features 2 bedrooms, 2 baths and a spacious upstairs loft, with an open living, dining and kitchen area designed for gathering. Warm wood floors and finishes, abundant natural light and a wood-burning stove add to the home's comfortable Hill Country character. The downstairs primary suite offers patio access and a private bath with dual vanities and walk-in shower, while the loft provides additional sleeping and living space. The home is currently arranged to accommodate up to eight guests.

Just approximately 30 yards from the main residence, **Hayes’ Haus** provides a separate guest retreat with a king sleeping area, kitchenette, dining space and private bath with walk-in shower. Together, the two residences are currently configured to accommodate up to 10 guests, offering flexibility for visiting family and friends or other permitted uses.

Outdoors, the property is made for slowing down and enjoying the setting, with a back deck, stone pathways and a dedicated fire-pit gathering area beneath mature trees. Approximately 13.5 miles from downtown Fredericksburg, 16 miles from Comfort and with convenient access to Hwy 87 and I-10, the property combines a tucked-away Hill Country atmosphere with easy access to surrounding destinations.

MLS #: R105428A (Active) List Price: \$715,000 (19 Hits)

3498 -- Grape Creek Rd Fredericksburg, TX 78624



New Construction: No
Bedrooms: 2
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,727
Apx Total SqFt: 2,279
Price Per SQFT: \$313.73
Source SqFt: GCAD
Appx Year Built: 2005
Type & Style: Hill Country Style, Traditional
Current B&B: Yes
Stories: One and One Half
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carport: Other

Unit #:
Original List Price: \$715,000
Area: County-Northwest
Subdivision: Grape Creek Estates
County: Kendall
School District: Comfort
Distance From City Limits: 10-15 miles
Apx Acreage: 4.2600
Seller's Est Tax: 2862.46
Showing Instructions: Call Listing Agent
Days on Market: 4

Tax Exemptions:	Taxes w/o Exemptions: \$5,247.64	Tax Info Source: CAD	CAD Property ID #: 50288,50289	Zoning: None
Flood Plain: Yes	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: No
HOA: No	HOA Fees: 0.00	HOA Fees Pd:	HO Warranty:	
Road Maintenance Agreement: No		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: Yes	# of Guest Houses: 1	Total Guest House SqFt: 552		
Guest House # Bedrooms: 1	Guest House # Baths: 1	Guest House # Half Baths: 0		

Construction: HardiPlank Type, Stone
Foundation: Slab
Roof: Composition
Flooring: Tile, Vinyl, Wood
Utilities: CTEC Electric
Water: Well
Sewer: Aerobic Septic
Fireplace/Woodstove: Wood Burning Stove
Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

City/Rural: Outside City(w/Acrq)
Site Features: Deck/Patio, Double Pane Windows, Guest Quarters
Interior Features: Ceiling Fan(s), High Ceilings, Walk-in Closet(s), Washer-Dryer Connection
Topography: Rolling Slope, Wooded
Surface Water: Wet Weather Creek, See Remarks
Access: County Road, Paved
Location Description: Asphalt Drive
Documents on File: Deed Restrictions, Septic Permit, Survey
Misc Search: Horses Permitted, Livestock Permitted

Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Fredericksburg Titles	Attorney:	Refer to MLS#:

Location/Directions: From downtown Fredericksburg go 9.5 miles south on 87 turn left on Grape Creek Rd go down a little and property is on the right

Owner: WILLINGHAM STEVE & LINDSEY **Occupancy:** See Remarks

Legal Description: 2.386+- Acres out of A10817 - Survey 70 F Hohenberger; 1.881 +- Acres out of ABS 10668 Survey 614 HW Topperwein

Instructions: Call for showings as this is operating currently as a B&B

Public Remarks: This tucked away 4.26 acres is just a short drive to Fredericksburg, set along South Grape Creek at unique wet weather creek. The main home is a 2/2 stone/siding exterior with wood flooring and upstairs loft for additional sleeping. Currently set up to sleep 10. Morning coffee on the back deck, evenings by the fire, and space for family and friends—without feeling stacked on top of each other. The guest house is a 1/1 wood siding home with laminate floors. Small kitchenette with dishwasher and refrigerator. Most all furniture convey with the exemption of 1 rug and 1 piece of art. If you are looking to invest in the hill country with convenience to Fredericksburg, come take a look you won't be disappointed.

Agent Remarks:

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
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Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

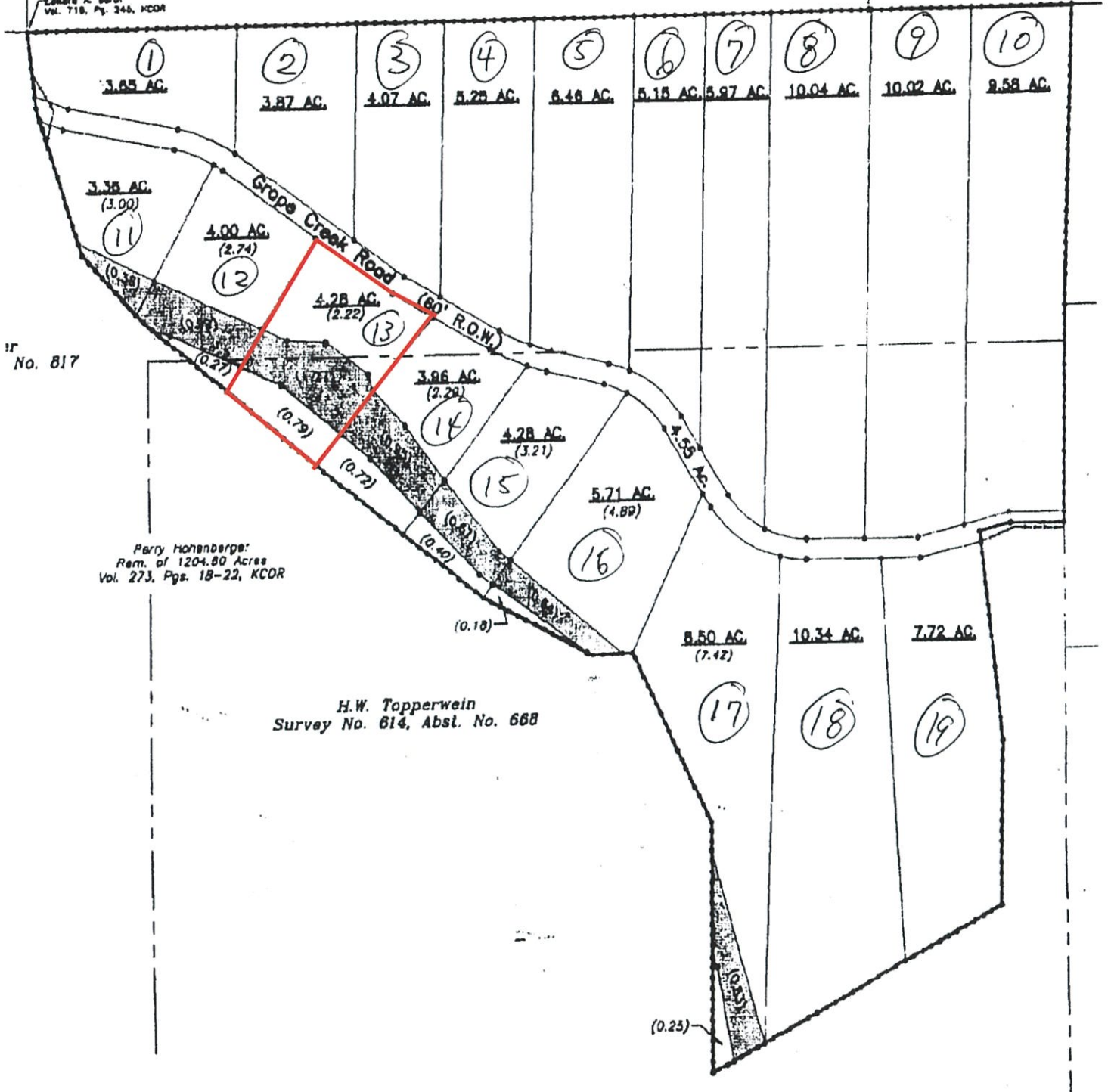
Listing Agent: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372



Olivia Herbert Schmidt
Vol. 379, Pgs. 184-201 & Vol.
379, Pgs. 223-225, KCOR

Carol Jean Feller and Juan I
109.8 Acres
Vol. 379, Pgs. 168-172

NW Cor. of 120.783 Ac.
Edward A. Barth
Vol. 718, Pg. 245, KCOR



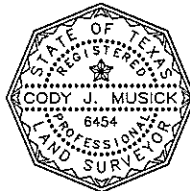
BEING THAT 4.267 ACRE TRACT OF LAND DESCRIBED IN A DEED OF DISTRIBUTION
TO HELEN M. JONES, BY ESTATE OF LARRY DEAN JONES, JR., DECEASED, DATED
JUNE 5, 2017, FOUND OF RECORD IN VOLUME 1583, PAGES 680-684 OF THE
OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



1. ONLY APPARENT UTILITIES WERE LOCATED AND ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY/OPERATOR.
2. DISTANCES AND AREA SHOWN HEREON ARE DERIVED FROM GPS POSITIONING AND REPORTED IN "GRID". THE BEARING BASIS IS SHOWN HEREON.
3. THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48259G0050F, WHICH IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA), WITH BASE FLOOD ELEVATIONS UNDETERMINED. THE REFERENCED FEMA MAP REPORTS AN EFFECTIVE DATE DECEMBER 17, 2010. NO DETERMINATION WAS MADE BY THIS SURVEYOR AS TO WHETHER OR NOT ANY PORTION OF THE SUBJECT TRACT OF ANY OF THE IMPROVEMENTS SHOWN HEREON ARE ABOVE FLOOD ELEVATION OR OTHERWISE WITHIN FLOOD HAZARD AREA(S). IT SHOULD BE NOTED THAT A PRIOR SURVEY MAP COMPLETED BRAD BRYAN SPENRATH, RPLS NO. 5357, DATED MAY 28, 2010, NOTES THAT, "A PORTION OF THE SURVEYED PROPERTY LIES WITHIN FLOOD ZONE A, AS SHOWN ON A FLOOD HAZARD MAP OF THE SUBJECT TRACT OF A 120' X 120' MORE TRACT ON GRAPE CREEK ROAD PREPARED BY JAMES SCHWARTZ RPLS #4760", AND IS APPROXIMATED (SCALED), AS SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE B OF THE TITLE COMMITMENT PERTAINING TO AFFECTING EASEMENTS, INTRUSIONS OR PROTRUSIONS, HAVE BEEN LISTED BELOW CONCERNING THE SURVEYED PROPERTY. AFFECTING EASEMENTS IS QUALIFIED AS BEING BASED ONLY ON AN OBJECTIVE ASSESSMENT OF WHERE THE EASEMENT PLOTS PURSUANT TO THE GRANTING INSTRUMENT. ITEMS THAT ARE SPECIFICALLY LOCATABLE ARE SHOWN HEREON.

I HEREBY CERTIFY THAT THIS MAP AND ACCOMPANYING FIELD NOTES REPRESENT A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE G.F. NO. 50181, EFFECTIVE DATE: MARCH 14, 2022, ISSUED MARCH 24, 2022, AND AS PROVIDED TO ME BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.



CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454
FIELD MEASUREMENTS: APRIL 21, 2022
SURVEY ISSUED: APRIL 27, 2022
REVISION NO.1 APRIL 28, 2022
PROJECT NO.: 2204-17



WAYMAKER
SURVEYORS OF LAND

503 Longhorn Street | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

Summary of Covenants, Conditions & Restrictions

For Grape Creek Estates

Important Notice: This summary was prepared by *Fredericksburg Realty* for informational purposes only and is intended to provide a general overview of selected provisions of the recorded Declaration of Covenants, Conditions and Restrictions for *Grape Creek Estates Subdivision*. It is not the official legal document, is not intended to be comprehensive, and should not be relied upon as a substitute for the recorded Declaration or any applicable amendments. In the event of any discrepancy, the recorded governing documents shall control. Buyers are encouraged to obtain and review the complete recorded Declaration, any amendments, and other applicable governing documents, and to consult with their own legal counsel regarding the interpretation, applicability, and effect of any restrictions.

Declaration of Covenants, Conditions and Restrictions — Edward O. Barth to the Public. About **120.763 acres** in Kendall County, Texas (part of a larger 1,204.60-acre parent tract). Executed **April 11, 2002**, recorded **April 16/19, 2002**, Kendall County Official Records Vol. 727, Doc. 00160684. Covenants run with the land.

Use and dwellings

- Single-family residences only; **one permanent residence per tract**.
- Minimum **800 sq ft** heated/cooled living area (excludes porches, breezeways, carports, garages, basements).
- Exterior: wood, masonite or comparable, rock, stone, brick, stucco, or masonry product.
- Exterior must be finished within **10 months** of foundation.
- No occupancy until exterior is complete **and** septic/waste system is approved by Kendall County / Texas health authority.
- **No** moved-on dwellings. No mobile, modular, pre-manufactured, or industrial-built homes as a dwelling or stored on a tract.
- Setbacks: residence **50 ft** from front, side, and rear lines. Other buildings **25 ft** from side/rear and no closer to the road than the main house.
- No church on any tract.

Commercial use (limited exceptions)

- No commercial use except:
 - Permanent agriculture (vineyards, fruit trees, pasture, hay/grazing).
 - Cottage industry by an artisan (artist, photographer, glass sculptor, etc.).
 - **One B&B per tract**, built to the same material rules, only after a main residence exists, and only operated by an owner who lives in the main residence.

Appearance, vehicles, animals

- No abandoned/inoperative equipment, vehicles, or junk. Keep tracts clean; no burying garbage, refuse, or hazardous materials.
- No noxious, offensive, or nuisance activity.
- **No swine**. Other livestock, pets, and poultry allowed if sheltered and fenced on the tract.
- No commercial feeding or commercial breeding (cow/calf grazing while raising young is not treated as commercial breeding). No overgrazing.
- After a permanent residence is built, personal travel trailers, motorhomes, or RVs may be stored if **not used as a dwelling** and not stored closer to the street than the rear line of the house.
- Fences must be **new material** and built to professional standards.

Minerals and utilities

- No mineral exploration that damages the surface.
- Reserved utility easements: **10 ft** on front and side tract lines; **20 ft** along the entire perimeter of the property, plus tree-trimming and access for utilities.

Term, amendment, enforcement

- Binding through **September 1, 2020**, then **auto-extends in 10-year periods** (so they remain in effect unless properly waived/amended).
- Owners of **75% of the total area** may waive or amend in a recorded written instrument.
- Declarant reserved a separate right to amend for errors or "best interest of the owners" (declarant-only amendment).
- Any owner may enforce by injunction or other legal action; damages may include court costs and attorney fees. Failure to enforce is not a waiver.
- Invalidity of one provision does not kill the rest.
- Owners may not use the phrase "**Grape Creek Estates**" (or similar) without declarant's prior written consent; that name restriction is for declarant only.



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS FORMSOURCE IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

3498 Grape Creek Rd.
Fredericksburg, Texas 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: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Due West of the House ☐ Unknown
3 heads 27' Radius
- (4) Installer: Don Smith ☐ Unknown
- (5) Approximate Age: 20 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: _____
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) 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 LW SW

Page 1 of 2

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3498 Grape Creek Rd
Fredericksburg, Texas 78624

Information about On-Site Sewer Facility concerning _____

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.

 09/24/2026

Signature of Seller Date
Steve Willingham

 09/23/26

Signature of Seller Date
Lindsey Willingham

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

J BAR C SEPTIC SERVICES LLC
PO BOX 8
MARFA, TX 79843

Phone: (830) 998-2582

Date Printed: 8/11/2026

Total Fee **\$300.00**

jbarcss@gmail.com

3498 GRAPECREEK ROAD, FREDERICKSBURG, TX 78624

Customer ID: 145

County: KENDALL

To: STEVEN & LINDSEY WILLINGHAM
Attention: LINDSEY
12017 PALISADES PKWY
AUSTIN, TX 78732

Cell Phone Main Phone
(512) 660-0508 (512) 826-1550

Email: WILLINGHAMFAM17@GMAIL.COM

Last Emailed 12/27/2025

Permit #: 7315

Agency: Kendall County

3 visits per year - one every 4 months

Contract with: J BAR C SEPTIC SERVICES LLC
Treatment Type: Aerobic / Disposal: Surface Application
MFG: / Brand: / S#:
Disinfectant: Liquid Bleach

Install: 9/11/2016
Warranty End: 9/11/2018

Contract Period

9/11/2026

through

9/11/2027

This is to Certify that the above RESIDENTIAL sewage system has a RENEWED inspections agreement per standards for on site sewerage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made.

Items included on the Inspection Report generally include aerators, filters, irrigation pump, air compressor, disinfection device, chlorine supply, OK System light, spray field vegetation, probe, sprinkler or drip backwash.

We will visit your site within (48) hours of you notifying us of a problem.

J BAR C SEPTIC SERVICES LLC is certified by the manufacturer of your system.

The air filter will be cleaned at each visit.

This agreement does not include the cost of repairs.

This agreement does not include the cost of unscheduled visits to the site per Clients request.

Home Owner: _____ Date: _____
Phone: _____

Certified Inspector: _____ Date: _____
JOSHUA SMITH, OSSF #MP0001868, 830-998-2582

8/11/2026

PL 328.72'

SCALE 1" = 50'

1" SCD 40

high water alarm

150.3 Gal.

pump on float

420.3 Gal.

pump off float

180.4 Gal.

Pump must be laid on its side and off the bottom of tank floor

100 year Flood Plain

AquaKlear AK5BESIDE3

12/19/05



Hoyt Seidenbacher

94

27'r

96

SLOPE 1-3%

PL 415.56

54'

54'

53'

27'r

27'r

27'r

Existing house
3 Br

1700 sq. ft.

240 gpd

45'

100'

cleanouts

W

Driveway

100'

Proposed Well

W

proposed location of house
2 Br.

<1500 sq. ft.
180 gpd

98

Surface application should be done between the hours of 12:00 midnight and 5:00 a.m.

All external electrical lines must be in gray conduit

Areas that rock is exposed must be covered with a suitable amount of material. Areas that are bare or have been disturbed must be sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

100

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent

PL 273.44'

Grape Creek Road

PL 135.67'

PL 391.84'

12/19/2005

6:02 PM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

Denise Belcik

This design is for two houses. One house is 3 bedrooms, 1700 square feet generating 240 gpd. The second house is 2 bedrooms, less than 1500 square feet generating 180 gpd. Therefore, $Q = 420$ gpd.

A class 1 aerobic wastewater treatment unit, chlorination and spray distribution system will be designed for this location. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment unit. Treated effluent will be disinfected by chlorination before flowing to the pump tank for disposal through sprinkler heads. All warning systems shall be installed with the aerobic unit.

There shall be nothing in the surface application area within ten feet of the sprinkler which would interfere with the uniform application of the effluent.

Areas that rock is exposed must be covered with a suitable amount of material acceptable to the inspecting authority. Areas that are bare or have been disturbed must be seeded or sodded with a mixture of rye and bermuda grasses or other grass species prior to system operation.

A maintenance contract for the entire system must be established at time of installation with someone holding a license to maintain the install aerobic system.

All design criteria is in accordance with Chapter 285, Subchapter D, §285.30 & §285.40, Texas Commission on Environmental Quality (Effective June 13, 2001). All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

12/19/05
Date

Land Stewardship Services, 634 Waring/Welfare Road, Comfort, Texas 78013
Cell (210) 414-6603, Fax (830) 995-5298



The above design was based on the best available information and should function properly under normal operating conditions.

12/19/2005

6:02 PM

Aerobic with Spray
Distribution System

ON-SITE SEWERAGE FACILITY DESIGN CRITERIA

Denise Belcik

Property Information:

St. Address: 3498 Grape Creek Road
City: Fredericksburg State: Texas
Zip code: 78624

Predicted Quantity of Sewage (Q)

Water Saving Devices in Home (y/n): yes
Gallons/day (Q): 420
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft): 0.064
Minimum Adsorptive Area (sq. ft.): 6562.5

Aerobic Unit

Pretreatment Tank (gallons): 424
Class 1 Aerobic Unit: AquaKlear AK5BESIDE3
Pump tank total capacity (gal): 751
Chlorination: Liquid in Pump Tank
Pump Switch operation: Float
Dosing cycle quantity (gals): Varied
Cycling time: night time
Pump size and capacity: Red Jacket ES 18/E610

Supply Line from House

Length of supply line (approx. ft): 145
Type of supply line: SCH 40 PVC
Size of Supply line (in): 3 or 4

House Information

Number of Bedrooms: see below
Sq. footage (Approx.): see below
Water Supply: Well

Supply Line For Spray Irrigation System

Length of supply line (approx. ft): 161
Type of supply line: Purple SCH 40
Size of supply line (in): 1

Sprinkler Head Information

K-Rain sprinkler head **PROPLUS**, low angle
nozzle #6, 6.5gpm @ 40 psi or **equivalent**

Disposal Area per this System

$\pi (27)^2$	=	<u>2289.06</u>
$\pi (27)^2$	=	<u>2289.06</u>
$\pi (27)^2$	=	<u>2289.06</u>

Total irrigated area (sq. ft.): 6867.18

Head Pressure

Elevation Head:	<u>4</u>
Pressure Head:	<u>92</u>
Friction Head:	<u>6.44</u>
Total head:	<u>102.44</u>

All design criteria is in accordance with Chapter 285, Subchapter D, §285.30 & §285.40,
Texas Commission on Environmental Quality (Effective June 13, 2001).

All changes or modifications made to design must be approved by the below signed designer.

Hoyt Seidensticker
Hoyt Seidensticker, R.S. No. 3588

12/19/05
Date

Land Stewardship Services, 634 Waring/Welfare Road, Comfort, Texas 78013

Cell (210) 414-6603, Fax (830) 995-5298



The above design was based on the best available information and should function properly
under normal operating conditions.

Site Evaluator License No: OS8771

ON-SITE SEWERAGE FACILITY

Soil Evaluation Report Information

Date Soil Survey Performed: 12/9/2005

Site Location: 3498 Grape Creek Road

Name of Site Evaluator: Hoyt Seidensticker Registration Number: SO8771

Proposed Excavation Depth: N/A County: Kendall

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive feature on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	None	Yes, rock	Black
1						
2 <u>24 in</u>						
3						
4						
5						

Soil Boring Number <u>2</u>						
Depth (feet)	Texture Class	Soil Structure	Gravel Analysis	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations (color, consistence)
0	III	Clay loam	<30%	None	Yes, rock	Black
1						
2 <u>24 in</u>						
3						
4						
5						

Features of Site Area

Presence of 100 year flood zone	Yes <u>X</u> No <u> </u>
Presence of adjacent ponds, streams, water improvements	Yes <u>X</u> No <u> </u>
Existing or proposed water well in nearby area	Yes <u>X</u> No <u> </u>
Organized sewage service available to lot or tract	Yes <u> </u> No <u>X</u>
Recharge feature within 150 feet	Yes <u> </u> No <u>X</u>

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my ability.

I understand that any misrepresentation of the information contained in this report may be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a Spray Distribution disposal system with Aerobic treatment.

According to table XIII, the site is suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the result of this site evaluation.

Hoyt Seidensticker
Signature of Site Evaluator

12/19/05
Date

1-30-06 Authorized for Construction

OSSF CHECK LIST

PERMIT # **S7315**

Property Owner John Belcik
Property Location 3498 Grape Creek Road
Fredericksburg, Texas 78624

CONVENTIONAL

Application Date _____
_____ Design signed & sealed by RS
_____ Profile holes inspected

AEROBIC

Application Date 1/30/06
XXX Design signed & sealed by RS
XXX Affidavit notarized & recorded
NO Signed maintenance agreement
OK _____ Maintenance Provider
✓ added to aerobic list

FINAL INSPECTION

_____ Tank filled with water
_____ Tank checked for leaks
_____ Installer on-site

FINAL INSPECTION

✓ Signed maintenance agreement
✓ Electrified
✓ Tank filled with water
✓ Tank checked for leaks
✓ System pre-tested
✓ Installer on-site

Inspected by: Sanford Jennings

Comments: Will have contract @ job site

Installer: Don Smith 084968 Phone #: 830 456-3492 Cell
830-990-6664

Inspection Day: Tues Inspection Date: 1-28-06 Inspection Time: 10:00

Inspection Day: Wed Inspection Date: 3/1/06 Inspection Time: 3:30 (F)

830-329-1884 call first to fax to 830-997-8096
FAX NUMBER: _____ HO / INSTALLER Tracy 816-2994

HO mailing address: _____

KENDALL COUNTY
Department of
DEVELOPMENT MANAGEMENT
201 East San Antonio Street, Suite 100
Boerne, Texas 78006
Telephone: (830) 249-9343 Ext. 201

FILE # S 7315

SEPTIC FORM

Private Sewage Facility (Licensed) in Kendall County, Texas

APPLICANT INFORMATION:

Property Owner John Bekik Installer/Lic.# Dan Smith DL 4968
(Licensee)

Subdivision or Location 3498 Grape Creek Rd
2 houses

No. Bedrooms 5 or Sq. Ft. of House 3200 of Gal/Day 420

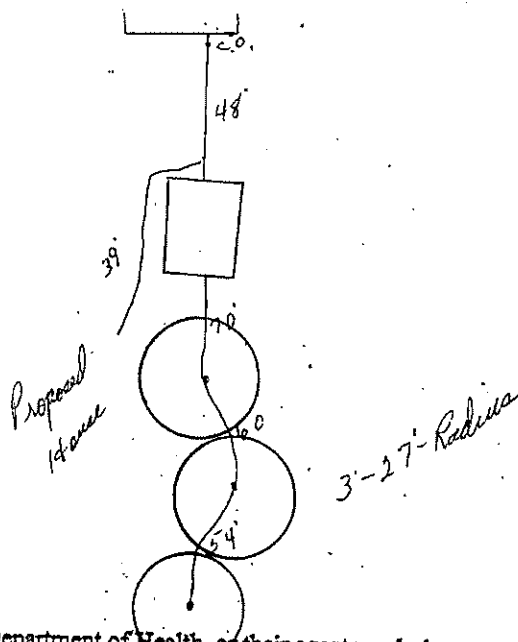
Application rate for surface irrigation 0.64 loading rate based on soil type _____

Class No. IV Trench Req. Sq. Ft. 6563 Aerobic Type _____

Gallon Capacity Req. for Concrete Septic Tank 424 - 751 - Aquaklas AK5 BESIDE 3

Installed: Length _____ Width _____
Sq. Ft. 6867 Bed _____ Trench _____

Remarks: _____
(Sketch of Approximate Distances, Not To Scale.)



The County of Kendall, The Texas Department of Health, or their agents or designees, makes no representation that facilities herein licensed will provide satisfactory service to the premises served. It will be the licensee's responsibility to make any changes or modifications which operating experience may show to be necessary in order for these facilities to provide satisfactory service. Septic distances meet minimum Texas Department of Health separation distances in most instances. Some renovations may be less if repaired or replaced in the same general area as the pre-existing system being renovated.

PERMIT (LICENSE) GRANTED AND APPROVED THIS DATE 3-6-06

Samuel J. [Signature]
Designated Representative

KENDALL COUNTY
SEPTIC REGISTRATION APPLICATION
Application effective for 1 year from this date

JAN 24 2006

S 7315
Septic Registration #
4
Precinct#

201 E. San Antonio Street, Suite 100 / Boerne, Texas 78006
(830) 249-9343
(830) 249-6206 / fax

I hereby make application to construct and operate a private sewage facility in Kendall County, Texas as required by the Texas Commission on Environmental Quality (TCEQ) and Kendall County OSSF Construction Standards.

Authorization is hereby given to Kendall County, TCEQ, or their agents or designees, singly or jointly, to enter upon the property on which the proposed private sewage facility that I am applying for in this application is located, for the purpose of inspections of the private sewage facility, or any health problems caused by the private sewage facility herein for which application has been applied.

I understand that the county of Kendall, TCEQ, or their agents of Designees, make no representation that facilities herein applied for will provide satisfactory service to the premises served. It will be my responsibility to make any changes or modifications which operating experience may show to be necessary in order to provide satisfactory service.

REASON FOR APPLICATION: New ☒ Repair ☐ Failed OSSF ☐ Modified ☐

SEPTIC SYSTEM TYPE: Conventional ☐ LPD ☐ Evapotranspiration (ET) Drainfield ☐ **Aerobic ☒

*****Design required by Registered Sanitarian or Licensed Engineer as applicable in State & County rules on all septic types. Maintenance contract & recorded affidavit required for Aerobics*****

INSTALLER Don Smith **AEROBIC SYSTEM**
OSSF LICENSE # DS4968 **MAINTENANCE PROVIDER** Don Smith

Name of Applicant: John Belcik Phone: 830-329-1884 Cell: 830-329-1884

Owner Current
Mailing Address: 3334 Grape creek Rd City/State/Zip FBG TX 78624

(if different from above)

Owner Bldr.
Phone # 830-329-1884 Cell# 997-8096 Fax# 830-329-1884

LOCATION OF PROPERTY: Gate Combination: _____

911 Address: 3498 Grape creek Rd City/Zip FBG

Grape creek Estates Unit 13 Blk 4-28 Lot 4-267
Name of Subdivision Unit Blk Lot Acreage

Signature John Belcik owner or agent
1-20-06 date

AFFIDAVIT TO THE PUBLIC

The County of Kendall:

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared

John Belcik

owner(s)

who, after being by me duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Kendall County, Texas and being more particularly described as follows:

3498 Grape Creek Rd. 4.28 Acres (Tract 13)
property location/description

The undersigned further states that he/she will, upon sale or transfer of the above-described property, request a transfer of the permit to operate such surface application system to the buyer or transferee.

Any buyer or transferee is hereby notified that an aerobic system requires a maintenance contract with an approved maintenance company for use of the system.

State of Texas

County of Kendall County

This instrument was acknowledged before me on: 26th Day of January, 2000

John Belcik
Owner Signature

Owner Signature

Mildred Ann Booth
Notary Public, State of Texas



This Affidavit must be notarized and recorded at the County Clerks office, return a notarized copy to the Kendall County Development Management office

COUNTY OF KENDALL



Authorization to Construct An On-Site Sewerage Facility

PERMIT # S7315

Property Owner John Belcik
Property Location 3498 Grape Creek Road
 Fredericksburg, Texas 78624

This serves to notify all persons that the Kendall County Development Management office from the property applicant has received an on-site sewerage facility application, related technical data, and the appropriate fee. The application has been reviewed for technical and administrative consideration against the standards set forth by the TCEQ and Kendall County. Approval is hereby granted for the construction as shown on the submitted plans.

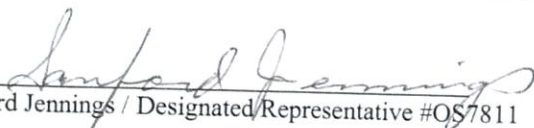
ANY MODIFICATIONS TO PLANS SUBMITTED REQUIRE APPROVAL BY THE DEVELOPMENT MANAGEMENT OFFICE PRIOR TO INSTALLATION.

You or your installer must contact the approving Development Management office **FIVE (5) WORKING DAYS PRIOR** to completion to arrange the required facility inspection. The authorization to construct is valid for one year from the date of issue. If a final inspection has not been performed within one year of issue, a new application and fee will be required.

Comments

****REMINDER** A copy of your signed maintenance contract must be turned in to the**

Development Management Department before FINAL INSPECTION of your aerobic system


Sanford Jennings / Designated Representative #OS7811

1-30-06
Date

201 E. San Antonio Street, Suite 100 Boerne, Texas 78006

FAXED JAN 30 2006

FROM : DON

FAX NO. : 8309900595

Mar. 01 2006 29:37AM P2

Don Smith Construction
 Don Smith
 7087 Lower Crabapple Rd.
 Fredericksburg, TX 78624
 Phone (830) 990-0884

AQUAKLEAR AEROBIC PLANT

This agreement entitles: Judy Wingert
 3498 Grape Creek Rd.
 Fredericksburg TX 78624

To the following service for 24 month(s) from the date of initial installation or upon expiration of existing contract.

Upon receipt of this signed agreement and \$ 400.00, DON SMITH CONSTRUCTION agrees to perform the following services during the term of this agreement.

Service the AquaKlear 3 times per year. If we are unable to access the property, there will be an additional charge for us to return. These inspections will include:

PLANT SERVICE

Inspection, adjustment, and cleaning of aerator.

Inspection and adjustment of control settings.

Inspection of pump, chlorinator, sprinkler heads, spray area, and test Chlorine and report conditions.

If special arrangements are required a three day advance notice is required.

EMERGENCY SERVICE

A \$25.00 trip fee plus parts and labor.

Any service or repairs need due to neglect, damage from fire ants, rodents, high water, or abuse of wastewater treatment plant will be billed to the homeowner.

Any warranted parts or labor will be covered according to the manufacturers warranty program.

Freight charges to and from the manufacturer will be billed to the homeowner.

Don Smith Construction is not responsible for any failures, interruptions, or damage(s) to the system sustained from any other type of usage that the unit is not specifically designed for.

It is the homeowners responsibility to see that the Chlorinator is stocked with chlorine. The homeowner will also need to notify Don Smith Construction at first sign of interruption to the system, (broken sprayhead, alarm and light, ect.).

We will respond to Homeowner's Concerns within 3 working days.

This contract will expire on the following date: 3-1-08

Don Smith T.C.E.O. 084968 is certified with AquaKlear, Inc.

Judy Wingert
 Owner's Signature 3-1-06
 Date
 (Please sign, date, and return one copy.)

Don Smith
 Don Smith Construction 3-1-06
 Date

COUNTY OF KENDALL



Notice of Approval (License to Operate) Of On-Site Sewerage Facility

PERMIT # S7315

Property Owner John Belcik

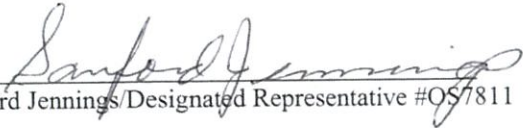
Property Location 3498 Grape Creek Road
Fredericksburg, Texas 78624

This serves to notify all persons that the on-site sewerage facility owned by the above has satisfied design, construction, and installation requirements of the TCEQ and Kendall County. This On-Site Sewerage Facility Permit is issued for the operation of the above-identified on-site sewerage facility.

ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

ADDITIONAL INFORMATION:

******NOTE**** an on-going maintenance contract with a certified maintenance company must be kept for your aerobic system. The certified maintenance provider must perform maintenance on your aerobic system every 4 months and the maintenance provider must turn in the reports/contracts to this office.**


Sanford Jennings/Designated Representative #OS7811

3-6-06
Date

201 E. San Antonio Street, Suite 100 Boerne, Texas 78006

FAXED MAR 10 2006



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS



THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON 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 OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 3498 Grape Creek Rd, Fredericksburg, Texas 78624
(Street Address and City)

1. Definitions. For the purposes of this form the following definitions, with notes, apply.

A. **"Groundwater"** means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.

[Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]

B. **"Groundwater District"** means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.

[Note: Not all land in Texas is subject to a Groundwater District.]

C. **"Surface Water"** means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.

D. **"Surface Water Rights"** means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.

[Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]

E. **"Water Well"** means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.

[Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

2. Information Related to Groundwater and Water Wells. [Attach additional sheets as necessary.]

A. Is any portion of the Property located in a Groundwater District? ☐ Yes ☒ No ☐ Unknown
If yes, identify the district and its website: _____

B. Is Seller aware of one or more Water Wells on the Property? ☐ Yes ☒ No
If yes:

- (1) The total number of Water Wells known to Seller is 1
- (2) The number of Water Wells known to Seller that are currently in use is 1
- (3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is 0
- (4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: N/A

C. If the answer to 2B is yes, complete the following to the extent known.

☐ (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.

☐ (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):

Water Well: _____

Owners/Operators: _____

Beneficiary: _____

Agreement or Understanding: _____

Initialed for identification by Buyer _____ and Seller SW LW

TREC No. 61-0
TXR 1425

Seller's Disclosure About Groundwater and Surface Water Rights

3498 Grape Creek Rd, Fredericksburg, Texas 78624

(Address of Property)

D. Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? ☐ Yes ☒ No If yes, describe the Water Well and identify any agreements or understandings governing access to the water: _____

E. Is Seller aware whether a Water Well on the property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? ☐ Yes ☒ No If yes, describe the Groundwater rights owned or leased: _____

F. Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? ☐ Yes ☒ No If yes, describe the Groundwater rights severed, sold, or leased: _____

3. Information Related to Surface Water. [Attach additional sheets as necessary.]

A. Does Seller own any Surface Water Right associated with the Property ☐ Yes ☒ No

If yes:

(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: _____

(2) If more than one person owns an interest in any Surface Water Right identified in 3A(1), identify each person and their respective ownership interest: _____

B. Is there a pond, lake, or water tank on the Property, whether currently with or without water?

☒ Yes ☐ No

Notices to Buyer and Seller:

- (1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.
- (2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.
- (3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.
- (4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.
- (5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

Authentisign
 09/24/2026
 Seller Date
Steve Willingham

Authentisign
 09/23/26
 Seller Date
Lindsey Willingham

Buyer Date

Buyer Date



The form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188 Austin TX 78711-2188, (512)936-3000 (<http://www.trec.texas.gov>) TREC No. 61-0.

TREC No. 61-0
 TXR 1425



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2026

A seller must disclose known material information concerning the condition of the Property. 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 3498 Grape Creek Rd
Fredericksburg, Texas 78624

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? B&B (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	☒		
Carbon Monoxide Det.		☒	
Ceiling Fans	☒		
Cooktop/Range/Stove	☒		
Dishwasher	☒		
Disposal	☒		
Emergency Escape Ladder(s)		☒	
Exhaust Fans	☒		
Fences	☒		
Fire Detection Equip.	☒		
French Drain		☒	
Gas Fixtures		☒	
Liquid Propane (LP) Gas:		☒	
-LP Community (Captive)			☒
-LP on Property			☒

Item	Y	N	U
Natural Gas Lines			☒
Fuel Gas Piping:		☒	
-Black Iron Pipe			☒
-Copper			☒
-Corrugated Stainless Steel Tubing			☒
Hot Tub		☒	
Intercom System		☒	
Microwave	☒		
Outdoor Grill	☒		
Patio/Decking	☒		
Plumbing System	☒		
Pool		☒	
Pool Equipment		☒	
Pool Maint. Accessories		☒	
Pool Heater		☒	

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

Item	Y	N	U	Additional Information
Central A/C	☒			☒ electric ☐ gas number of units: <u> </u>
Evaporative Coolers			☒	number of units: <u> </u>
Wall/Window AC Units	☒			number of units: ¹ <u> </u>
Attic Fan(s)		☒		if yes, describe: <u> </u>
Central Heat	☒			☒ electric ☐ gas number of units: ¹ <u> </u>
Other Heat		☒		if yes, describe: <u> </u>
Oven	☒			number of ovens: ¹ <u> </u> ☒ electric ☐ gas other: <u> </u>
Fireplace & Chimney	☒			☒ wood ☐ gas logs ☐ mock other: <u> </u>
Carport		☒		☐ attached ☐ not attached
Garage		☒		☐ attached ☐ not attached
Garage Door Openers		☒		number of units: <u> </u> number of remotes: <u> </u>
Satellite Dish & Controls		☒		☐ owned ☐ leased from: <u> </u>
Security System		☒		☐ owned ☐ leased from: <u> </u>

(TXR-1406) 06-15-26

Initialed by: Buyer: , and Seller: SW,

Page 1 of 7

**3498 Grape Creek Rd
Fredericksburg, Texas 78624**

Concerning the Property at _____

Item	Y	N	U	Additional Information
Solar Panels		☒		owned _____ leased from: _____
Water Heater	☒			☒ electric _____ gas _____ other: _____ number of units: 1
Water Softener		☒		owned _____ leased from: _____
Other Leased Items(s)		☒		if yes, describe: _____
Underground Lawn Sprinkler		☒		_____ automatic _____ manual areas covered: _____
Septic / On-Site Sewer Facility	☒			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: Asphalt Shingles _____ Age: 10 _____ (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	Item	Y	N	Item	Y	N
Basement		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

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	Condition	Y	N
Aluminum Wiring		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: _____ oak wilt _____ other: _____		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Unplatted Easements		☒
Fault Lines		☒	Unrecorded Easements		☒
Hazardous or Toxic Waste		☒	Urea-formaldehyde Insulation		☒
Improper Drainage		☒	Water Damage Not Due to a Flood Event		☒
Intermittent or Weather Springs		☒	Wetlands on Property		☒
Landfill		☒	Wood Rot		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Encroachments onto the Property		☒	Previous treatment for termites or WDI		☒
Improvements encroaching on others' property		☒	Previous termite or WDI damage repaired		☒
Located in Historic District		☒	Termite or WDI damage needing repair		☒

(TXR-1406) 06-15-26

Initialed by: Buyer: _____, _____ and Seller: SW, _____

Page 2 of 7

3498 Grape Creek Rd
Fredericksburg, Texas 78624

Concerning the Property at _____

Condition	Y	N
Historic Property Designation		☒
Previous Foundation Repairs		☒
Previous Roof Repairs or Replacement		☒
Previous Other Structural Repairs		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		☒
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		☒

Condition	Y	N
Previous Fires		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks**		☒
Aboveground Storage Tanks**	☒	
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		☒
Conservation Easements***		☒

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary): _____
Water Tank on Property _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

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

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.	☒	
The Property is presently covered by flood insurance.*		☒
The Property is presently covered by windstorm insurance.		☒
You (Seller) have been unable to insure the Property for any reason.		☒

*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).

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

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ___ yes ☒ no If yes, explain: _____

Section 7. 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: _____

3498 Grape Creek Rd
Fredericksburg, Texas 78624

Concerning the Property at _____

Section 8. 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

- ☐ ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☐ ☒ Previous flooding due to a natural flood event.
- ☐ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☐ ☒ Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☐ ☒ Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☐ ☒ Located ___ wholly ___ partly in a floodway.
- ☐ ☒ Located ___ wholly ___ partly in a flood pool.
- ☐ ☒ Located ___ wholly ___ 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.

Section 9. 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): _____

3498 Grape Creek Rd
Fredericksburg, Texas 78624

Concerning the Property at _____

Section 10. 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.
- ☒ 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 above items in Section 10 is yes, explain (attach additional sheets if necessary): _____

- ☒ 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 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: _____

Concerning the Property at 3498 Grape Creek Rd
Fredericksburg, Texas 78624

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ___ yes ☒ no If yes, attach copies of any such reports and indicate the number of reports attached: _____

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

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. 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 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.

 Steve Willingham 09/24/2026
 Signature of Seller Date Signature of Seller Date
 Printed Name: Steve Willingham 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 <https://publicsite.dps.texas.gov>. 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.

**3498 Grape Creek Rd
Fredericksburg, Texas 78624**

Concerning the Property at _____

- (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: Central TX Electric CO-Op	phone #: (830) 997-2126
Sewer: J Bar C Septic Services LLC	phone #: (830) 998-2582
Water: N/A (Well)	phone #: _____
Cable: N/A	phone #: _____
Trash: Republic Services	phone #: 830-522-3062.
Natural Gas: N/A	phone #: _____
Phone Company: N/A	phone #: _____
Propane: N/A	phone #: _____
Internet: Starlink	phone #: 866-606-5103
Security System: N/A	phone #: _____

- (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: _____	

(TXR-1406) 06-15-26

Initialed by: Seller:  , _____

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INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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CONCERNING THE PROPERTY AT

3498 Grape Creek Rd.
Fredericksburg, Texas 78624

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a "V" or "A". Both V-Zone and A-Zone areas indicate a high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

Information about Special Flood Hazard Areas concerning

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
- (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
 - (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters;
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

Information about Special Flood Hazard Areas concerning

3498 Grape Creek Rd.
Fredericksburg, Texas 78624

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

SignatureDateSignatureDate

Kendall AD Property Search

Property ID: 50288 For Year 2026

Property Details

Account		
Property ID:	50288	Geographic ID: 1-0817-0070-0017
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	3498 GRAPE CREEK RD	
Map ID:	CISD1-OZ	Mapsco:
Legal Description:	A10817 - SURVEY 70 F HOHENBERGER 2.386 ACRES	
Abstract/Subdivision:	A10817	
Owner		
Owner ID:	5429462	
Name:	WILLINGHAM STEVE & LINDSEY	
Agent:		
Mailing Address:	12017 PALISADES PKWY AUSTIN, TX 78732	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$161,870 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$55,600 (+)
Agricultural Market Valuation:	\$77,060 (+)
Market Value:	\$294,530 (=)
Agricultural Value Loss: ⓘ	\$76,960 (-)

Appraised Value:?	\$217,570 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$217,570
Ag Use Value:	\$100

VALUES DISPLAYED ARE 2026 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: WILLINGHAM STEVE & LINDSEY

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$294,530	\$217,570	\$0.00	
GKE	KENDALL COUNTY	0.377000	\$294,530	\$217,570	\$820.24	
SCF	COMFORT ISD	0.932800	\$294,530	\$217,570	\$2,029.49	
WCC	COW CREEK GROUNDWATER	0.005000	\$294,530	\$217,570	\$10.88	

Total Tax Rate: 1.314800

Estimated Taxes With Exemptions: \$2,860.61

Estimated Taxes Without Exemptions: \$3,872.49

Property Improvement - Building

Type: Residential **Living Area:** 1727.0 sqft **Value:** \$161,870

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	R4-	2005	1087

PC	COVERED PORCH OR PATIO	*	2005	200
MA2	SECOND FLOOR MAIN AREA	*	2005	640
PC	COVERED PORCH OR PATIO	*	2005	108
GSTH	GUESTHOUSE	*	2008	552

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP3	Native Pasture 3	1.39	60,374.16	0.00	0.00	\$77,060	\$100
RAA	Residential Acreage Ag	1.00	43,560.00	0.00	0.00	\$55,600	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$161,870	\$132,660	\$100	\$217,570	\$0	\$217,570
2025	\$161,870	\$132,660	\$100	\$217,570	\$0	\$217,570
2024	\$161,870	\$132,660	\$120	\$217,590	\$0	\$217,590
2023	\$0	\$132,670	\$120	\$120	\$0	\$120
2022	\$0	\$132,670	\$120	\$120	\$0	\$120
2021	\$0	\$88,440	\$120	\$120	\$0	\$120
2020	\$0	\$88,440	\$120	\$120	\$0	\$120
2019	\$0	\$88,440	\$120	\$120	\$0	\$120
2018	\$0	\$22,350	\$120	\$120	\$0	\$120

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/3/2022	WD-VL	WARRANTY DEED/VENDORS LIEN	JONES HELEN M	WILLINGHAM STEVE & LINDSEY			369780
6/5/2017	D	DEED	JONES LARRY DEAN JR	JONES HELEN M	1583	680	
6/4/2010	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	FEDERAL HOME LOAN MORTGAGE CORP	JONES LARRY DEAN JR	1216	640	

Kendall AD Property Search

Property ID: 50289 For Year 2026

Property Details

Account		
Property ID:	50289	Geographic ID: 1-0668-0614-0017
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	3498 GRAPE CREEK RD	
Map ID:	CISD1-OZ	Mapsco:
Legal Description:	A10668 - SURVEY 614 H W TOPPERWEIN 1.881 ACRES	
Abstract/Subdivision:	A10668	
Owner		
Owner ID:	5429462	
Name:	WILLINGHAM STEVE & LINDSEY	
Agent:		
Mailing Address:	12017 PALISADES PKWY AUSTIN, TX 78732	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$104,590 (+)
Market Value:	\$104,590 (=)
Agricultural Value Loss: ⓘ	\$104,450 (-)

Appraised Value: ⓘ	\$140 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$140
Ag Use Value:	\$140

VALUES DISPLAYED ARE 2026 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: WILLINGHAM STEVE & LINDSEY

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	KENDALL APPRAISAL DISTRICT	0.000000	\$104,590	\$140	\$0.00	
GKE	KENDALL COUNTY	0.377000	\$104,590	\$140	\$0.53	
SCF	COMFORT ISD	0.932800	\$104,590	\$140	\$1.31	
WCC	COW CREEK GROUNDWATER	0.005000	\$104,590	\$140	\$0.01	

Total Tax Rate: 1.314800

Estimated Taxes With Exemptions: \$1.85

Estimated Taxes Without Exemptions: \$1,375.15

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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NP2	Native Pasture 2	1.88	81,936.36	0.00	0.00	\$104,590	\$140
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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$0	\$104,590	\$140	\$140	\$0	\$140
2025	\$0	\$104,590	\$140	\$140	\$0	\$140
2024	\$0	\$104,590	\$180	\$180	\$0	\$180
2023	\$161,870	\$104,590	\$50	\$217,520	\$0	\$217,520
2022	\$161,870	\$104,590	\$50	\$217,520	\$0	\$217,520
2021	\$161,870	\$69,730	\$50	\$198,990	\$0	\$198,990
2020	\$161,870	\$69,730	\$50	\$198,990	\$0	\$198,990
2019	\$161,870	\$69,730	\$50	\$198,990	\$0	\$198,990
2018	\$161,870	\$17,620	\$50	\$171,290	\$0	\$171,290

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/3/2022	WD-VL	WARRANTY DEED/VENDORS LIEN	JONES HELEN M	WILLINGHAM STEVE & LINDSEY			369780
6/5/2017	D	DEED	JONES LARRY DEAN JR	JONES HELEN M	1583	680	
6/4/2010	SWD-VL	SPL WARRANTY DEED/VENDORS LIEN	FEDERAL HOME LOAN MORTGAGE CORP	JONES LARRY DEAN JR	1216	640	
8/4/2009	STD	SUBSTITUTE TRUSTEE DEED	WINGERT JUDY A	FEDERAL HOME LOAN MORTGAGE CORP	1180	188	
3/9/2006	GWA-VL	GENERAL WARRANTY DEED WITH VENDORS LIEN	BELCIK DENISE E	WINGERT JUDY A	981	492	
10/11/2005	WD-VL	WARRANTY DEED/VENDORS LIEN	BELCIK JOHN	BELCIK DENISE E	954	180	