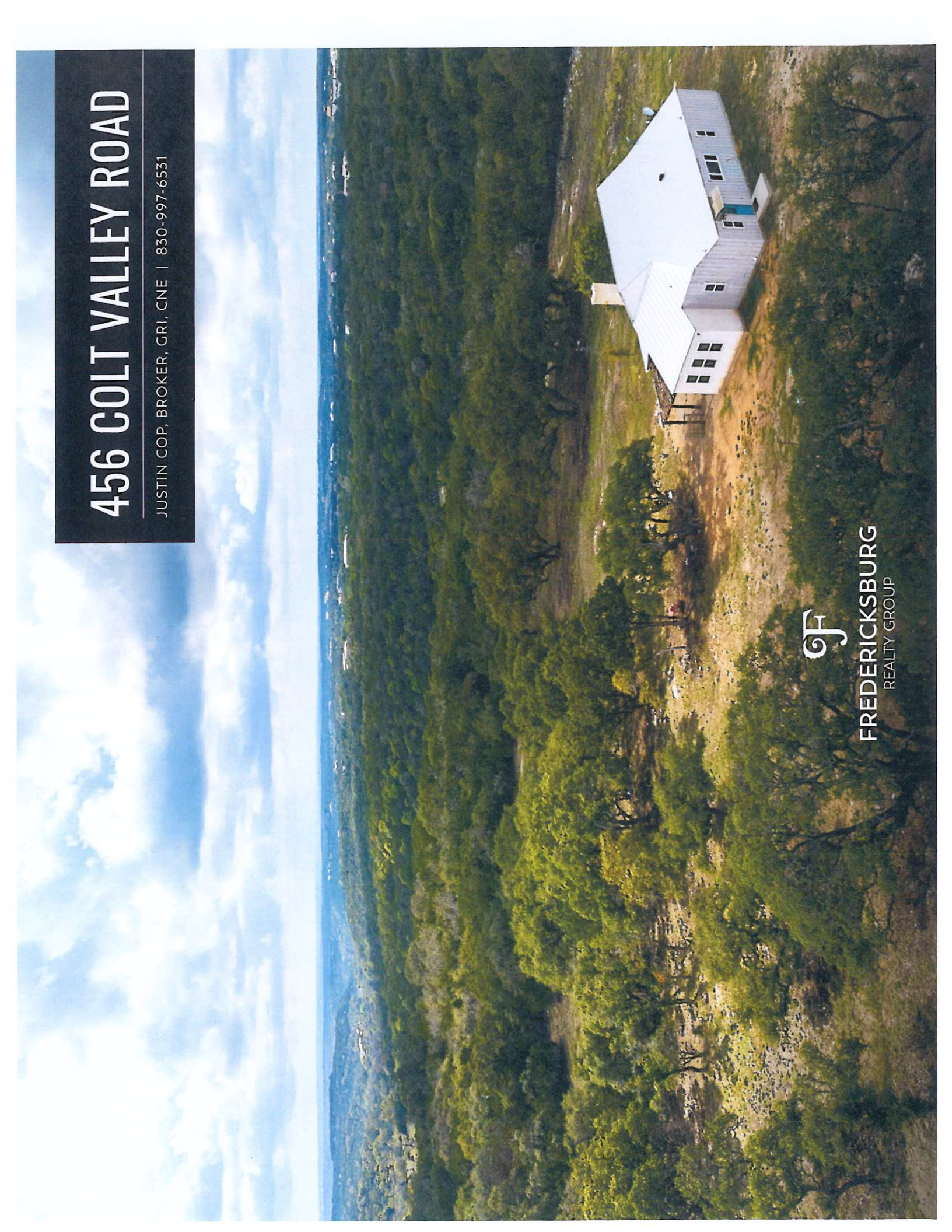


# 456 COLT VALLEY ROAD

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531

**F**  
FREDERICKSBURG  
REALTY GROUP





**FREDERICKSBURG** REALTY GROUP  
**TEXAS RANCH** REALTY TEAM

**456 Colt Valley Rd. | Fredericksburg, Texas | Gillespie County**

**19.29+/- Acres**

**\$875,000**

### **Agent**

Justin Cop/Keely Corona

### **Property Highlights**

- 19.29+/- ag-exempt acres offering a blend of modern convenience and craftsmanship
- 2-bedrooms and 2-bathrooms
- Total of 1,536 sq ft of living space
- Custom-designed in 2021
- German farmhouses inspired, featuring fir ceilings, exposed trusses, and natural-sealed concrete flooring
- Open great room with a floor-to-ceiling stone fireplace and an 18-foot-high ceiling
- Impressive kitchen with a 4x6' island, high-end stainless steel appliances, and classic shaker-fronted cabinetry
- Dual suites for spacious and private accommodations, owner's suite with outside access and luxurious amenities
- Granite counters and modern fixtures throughout the home
- Standing seam metal roof, spray foam insulation, and stucco and fir board & batten exterior
- 620' deep Trinity well producing 10-15 gallons per minute
- Small spring and wet-weather creek in the northwest corner of the property
- Gated Scenic Oaks subdivision offering privacy and hardwoods like post and live oaks
- Proximity to Kerrville (10 miles) and Fredericksburg (20 miles)
- A unique opportunity to embrace a comfortable and luxurious Hill Country lifestyle

### **Property Taxes:**

\$1,844.00

This 2021 custom-designed home, situated on 19.29 ag-exempt acres, is a testament to the rich architectural tradition of German farmhouses, masterfully blending the allure of modern convenience with timeless craftsmanship. Upon entering, you're greeted by the inviting ambiance of fir ceilings, exposed trusses, and exquisite woodwork, complemented by natural-sealed concrete flooring that gracefully unifies the space. The expansive great room takes center stage, boasting a remarkable floor-to-ceiling stone fireplace, and an 18-foot-high ceiling graced by a captivating spiral staircase leading to an open loft with comforting wood flooring.

The home's kitchen seamlessly transitions from the dining area, featuring a generous 4x6' island with bar seating, a deep apron sink, high-end stainless steel appliances, and classic shaker-fronted cabinetry. Dual suites positioned at opposite ends of the home offer ample space and privacy, with the owner's suite featuring outside access, a luxurious 4x6 tub, a separate shower, and a double vanity. Throughout the home, granite counters and contemporary fixtures add an elegant touch.

Outside, the property's aesthetics are mirrored by a standing seam metal roof, energy-efficient spray foam insulation, and a stucco and fir board & batten exterior. A 620' deep Trinity well, producing 10-15 gallons per minute, ensures a consistent water supply. In addition, the property features a small spring and a seasonal creek in the northwest corner, adding to its natural allure. Tucked within the gated Scenic Oaks subdivision, this property provides both seclusion and the charm of Hill Country hardwoods, including post and live oaks. Among its notable features are soaring ceilings, high-end stainless steel appliances, and proximity to Kerrville and Fredericksburg.

With 1,536 square feet of living space, completed in 2021, this home promises a comfortable, luxurious, and timeless Hill Country lifestyle. It's an opportunity to experience the blend of tradition and modernity in a serene and captivating setting.

MLS #: R89590A (Active) List Price: \$875,000 (870 Hits)

456 -- Colt Valley Rd Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 2  
**Full Baths:** 2  
**Half Baths:** 0  
**Main House Living SqFt :** 1,536  
**Apx Total SqFt:** 1,536  
**Price Per SQFT:** \$569.66  
**Source SqFt:** GCAD  
**Appx Year Built:** 2021  
**Type & Style:** Early Fbg  
**Current B&B:** No  
**# Stories:** One and One Half  
**Heating:** Central, Electric  
**A/C:** Central Air, Electric  
**Garage/Carpport:** None

**Unit #:**  
**Original List Price:** \$1,049,500  
**Area:** County-Southwest  
**Subdivision:** Scenic Oaks  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** 16-20 miles  
**Property Size Range:** 11-25 Acres  
**Apx Acreage:** 19.2900  
**Seller's Est Tax:** 593.84  
**Showing Instructions:** Appointment Only, Call Listing Agent  
**Days on Market** 893

**Tax Exemptions:** HS,AG **Taxes w/o Exemptions:** \$6,766.57 **Tax Info Source:** CAD **CAD Property ID #:** 187338, 184690 **Zoning:** None

**Flood Plain:** No **Deed Restrictions:** Yes **STR Permit:** No **Permit #:** 0000000 **Manufactured Homes Allowed:** No

**HOA:** Yes **HOA Fees:** 350.00 **HOA Fees Pd:** Yearly **HO Warranty:**

**Road Maintenance Agreement:** Yes **Rental Property:** **Rental \$:** **Items Not In Sale:**

**Guest House:** No **# of Guest Houses:** **Total Guest House SqFt:** 0

**Guest House # Bedrooms:** **Guest House # Baths:** **Guest House # Half Baths:**

**Construction:** Stucco, Wood Siding  
**Foundation:** Slab  
**Roof:** Standing Seam  
**Flooring:** Concrete  
**Utilities:** CTEC Electric  
**Water:** Well  
**Sewer:** Septic Tank  
**Fireplace/Woodstove:** Masonry, Other  
**Appliances:** Dishwasher, Disposal, Double Oven, Other

**City/Rural:** Outside City(w/Acrg)  
**Site Features:** Deck/Patio  
**Interior Features:** High Ceilings, Walk-in Closet(s), Washer-Dryer Connection  
**Topography:** Level, Sloped  
**Surface Water:** Seasonal Creek, Springs  
**Access:** County Road  
**Location Description:** Gravel Drive  
**Documents on File:**  
**Misc Search:** Horses Permitted, Livestock Permitted, Potential Short-Term Rental

**Trms/Fin:** **Trms/Fin:** Cash, Conventional **Possessn:** Closing/Funding, After Closing/Funding **Excl Agy:** No

**Title Company:** Fredericksburg Titles **Attorney:** **Refer to MLS#:**

**Location/Directions:** From main St go 9 miles South on Hwy 16, take a right on Morris Ranch Rd for 5.68 miles, take a left on White Oak Rd for 5.3 miles, go straight on Zenner Ahrens for 3.6 miles and gate is on right.

**Owner:** GALLE, GAIL **Occupancy:** Owner

**Legal Description:** ABS A-MULTIPLE MULTIPLE ABST, TRACT 25-PT, 19.04 ACRES, -SCENIC OAKS DEVELOPMENT TRACT 25-

**Instructions:** Call LA for instructions

**Public Remarks:** This 2021 custom-designed home, situated on 19.29 ag-exempt acres, combines German farmhouse tradition with modern comforts. It features inviting fir ceilings with exposed trusses, a stunning floor-to-ceiling stone fireplace, a spacious kitchen with granite counters, dual suits for privacy, and energy-efficient amenities. Set in Scenic Oaks, this state offers a serene 1,536 sqft retreat, with a 620' deep Trinity well, a small spring and a seasonal creek, this is truly an opportunity to embrace the seclusion and charm of the Hill Country. Call for an appointment.

**Agent Remarks:** Very secluded with a hilltop left for a bigger home if wanted.

**Display on Internet:** Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

**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](mailto:justin@fredericksburgrealty.com)  
**Contact #:** (830) 998-2895  
**License Number:** 0613372

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

**Co-Listing Agent:** Keely C. Corona (#:131)  
**Co-Agent Email:** [keely@fredericksburgrealty.com](mailto:keely@fredericksburgrealty.com)  
**Co-Contact #:** (210) 788-6150  
**License Number:** 0660013

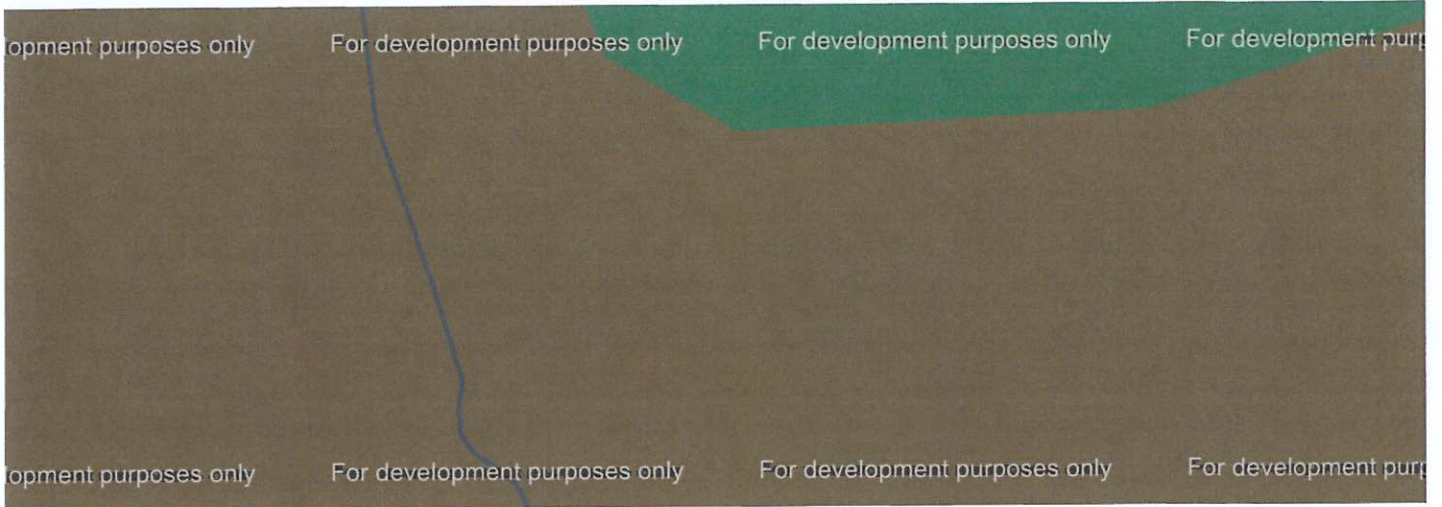


- Boundary
- Aerodrome
- Heliport
- Seaport
- Glider Port
- Ultra Light
- Ballon Port
- Wind Turbines (permitted)

# Gillespie CAD Property Search

## Property ID: 184690 For Year 2025

Map



### Property Details

<b>Account</b>		
<b>Property ID:</b>	184690	<b>Geographic ID:</b> A1261-0102-000000-00
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	456 COLT VALLEY RD TX	
<b>Map ID:</b>	11-F	<b>Mapsc0:</b>
<b>Legal Description:</b>	ABS A-MULTIPLE MULTIPLE ABST, TRACT 25-PT, 19.04 ACRES, -SCENIC OAKS DEVELOPMENT TRACT 25-	
<b>Abstract/Subdivision:</b>	A-MULTIPLE	
<b>Neighborhood:</b>	(F802) FBG ZENNER-AHRENS	
<b>Owner</b>		
<b>Owner ID:</b>	12079	
<b>Name:</b>	GALLE, GAIL	
<b>Agent:</b>		
<b>Mailing Address:</b>	456 COLT VALLEY RD FREDERICKSBURG, TX 78624	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

### Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value:	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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:** GALLE, GAIL

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SFB	FREDBG ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

**Total Tax Rate:** 1.057674

**Estimated Taxes With Exemptions:** \$20.83

**Estimated Taxes Without Exemptions:** \$4,056.19

## Property Improvement - Building

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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RN2	NATIVE PASTURE 2	19.04	829,382.40	0.00	0.00	N/A	N/A
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### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$383,500	\$1,970	\$1,970	\$0	\$1,970
2023	\$0	\$383,500	\$1,980	\$1,980	\$0	\$1,980
2022	\$0	\$364,460	\$1,840	\$1,840	\$0	\$1,840
2021	\$0	\$294,830	\$1,850	\$1,850	\$0	\$1,850

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/24/2020	WD	WARRANTY DEED	CRENWELGE, DALE A	GALLE, GAIL	20204821		

### ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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### Estimated Tax Due

If Paid: 01/16/2025 17

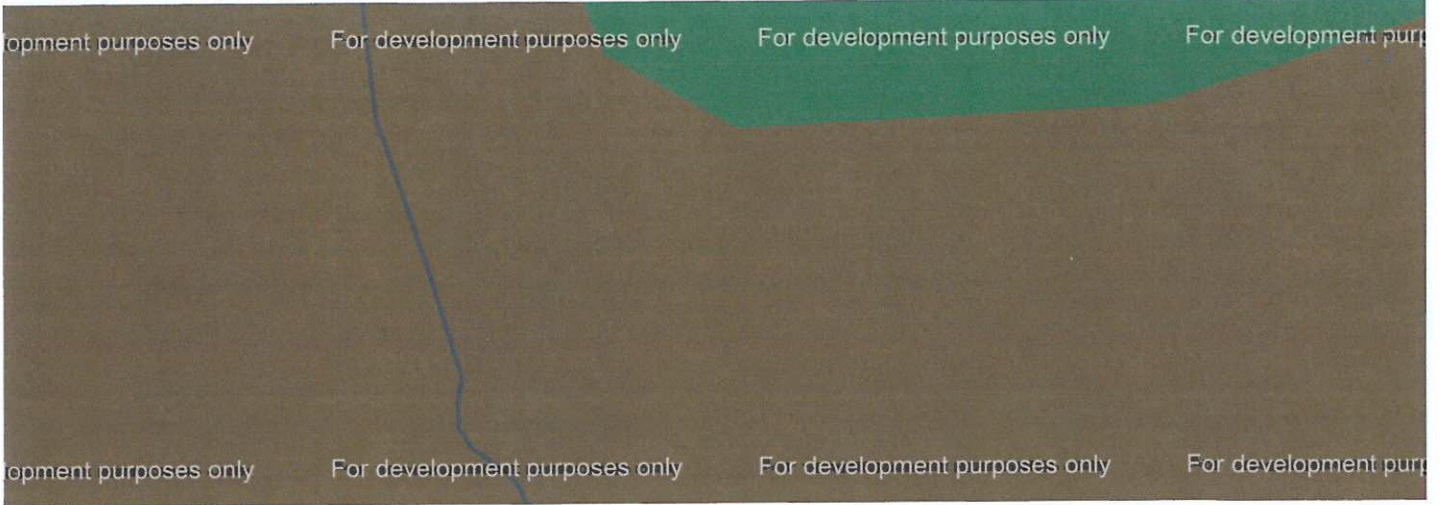
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	GILLESPIE COUNTY	\$1,970	\$5.29	\$5.29	\$0.00	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	\$1,970	\$0.09	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	\$1,970	\$15.23	\$15.23	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	\$1,970	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$20.61	\$20.61	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	\$1,980	\$5.54	\$5.54	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$1,980	\$0.09	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	\$1,980	\$15.35	\$15.35	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$1,980	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$20.98	\$20.98	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$1,840	\$6.12	\$6.12	\$0.00	\$0.00	\$0.00	\$0.00

2022	HILL CNTRY UWCD	\$1,840	\$0.09	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	\$1,840	\$17.67	\$17.67	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$1,840	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$23.88	\$23.88	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	\$1,850	\$6.62	\$6.62	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	\$1,850	\$0.11	\$0.11	\$0.00	\$0.00	\$0.00	\$0.00
2021	FREDBG ISD	\$1,850	\$18.09	\$18.09	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	\$1,850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$24.82	\$24.82	\$0.00	\$0.00	\$0.00	\$0.00

# Gillespie CAD Property Search

Property ID: 187338 For Year 2025

Map



## Property Details

<b>Account</b>		
<b>Property ID:</b>	187338	<b>Geographic ID:</b> A1261-0102-000000-00
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	456 COLT VALLEY RD TX	
<b>Map ID:</b>	11-F	<b>Mapsco:</b>
<b>Legal Description:</b>	ABS A-MULTIPLE MULTIPLE ABST, TRACT 25-PT, 0.25 ACRES, -SCENIC OAKS DEVELOPMENT TRACT 25- HOMESITE-	
<b>Abstract/Subdivision:</b>	A-MULTIPLE	
<b>Neighborhood:</b>	(F802) FBG ZENNER-AHRENS	
<b>Owner</b>		
<b>Owner ID:</b>	12079	
<b>Name:</b>	GALLE, GAIL	
<b>Agent:</b>		
<b>Mailing Address:</b>	456 COLT VALLEY RD FREDERICKSBURG, TX 78624	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	HS - For privacy reasons not all exemptions are shown online.	

## Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value:	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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:** GALLE, GAIL

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SFB	FREDBG ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

**Total Tax Rate:** 1.057674

**Estimated Taxes With Exemptions:** \$1,267.25

**Estimated Taxes Without Exemptions:** \$2,818.27

## Property Improvement - Building

**Type:** RESIDENTIAL **Living Area:** 1536.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M4P	2021	1536
OP	OPEN PORCH	*	2021	360
PO	PATIO	*	2021	36

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.25	10,890.00	0.00	0.00	N/A	N/A

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$261,420	\$5,040	\$0	\$266,460	\$0	\$266,460
2023	\$261,420	\$5,040	\$0	\$266,460	\$0	\$266,460
2022	\$246,600	\$4,790	\$0	\$251,390	\$0	\$251,390

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/24/2020	WD	WARRANTY DEED	CRENWELGE, DALE A	GALLE, GAIL	20204821		

### ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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### Estimated Tax Due

If Paid: 01/16/2025 17

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	GILLESPIE COUNTY	\$266,460	\$417.77	\$417.77	\$0.00	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	\$266,460	\$12.79	\$12.79	\$0.00	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	\$156,460	\$836.21	\$836.21	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	\$266,460	\$0.46	\$0.46	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$1,267.23	\$1,267.23	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	\$266,460	\$417.77	\$417.77	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$266,460	\$12.52	\$12.52	\$0.00	\$0.00	\$0.00	\$0.00

2023	FREDBG ISD	\$156,460	\$839.81	\$839.81	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$266,460	\$0.47	\$0.47	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$1,270.57	\$1,270.57	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$251,390	\$417.77	\$417.77	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$251,390	\$12.82	\$12.82	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	\$201,390	\$1,412.95	\$1,412.95	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$251,390	\$0.46	\$0.46	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$1,844.00	\$1,844.00	\$0.00	\$0.00	\$0.00	\$0.00



# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT 456 Colt Valley Rd  
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: 800' East of House     Unknown
- (4) Installer: Feller     Unknown
- (5) Approximate Age: \_\_\_\_\_     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.**





**NOTICE OF APPROVAL**

**Dwayn Boos  
On-Site Sewage Facilities  
101 W. Main St  
Fredericksburg, TX 78624**

**Gail H Galle  
502 Winding Way Ct  
Fredericksburg, TX 78624**

**PERMIT # 8444**

**Property Location: 456 Colt Valley Rd**

**GILLESPIE COUNTY, TEXAS**

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ) and Gillespie County. This Gillespie County On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage 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.

Addition:

240 GPD = UP TO 3 BR, & 2500 SQ FT LIVING AREA

Dwayn C Boos

Inspector and Gillespie County Designated Representatives:

Dwayn C. Boos OS0011257

Sept 28, 2021  
Date

\*\*\*Email Mandatory galledesign609@gmail.com  
GATE CODE: # 1114

# Gillespie County Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date.)



Permit # 8444 Date: 5-10-2021 Fee: 150

Reason For Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: GALLE GAIL H  
(Last Name) (First Name) (MI)

Mailing Address: 502 WINDINGWAY CT, FREDERICKSBURG TX 78629  
(House # and/or PO Box) (City&State) (Zip Code)

Physical Address/Location of new Septic System: 456 COLT VALLEY RD  
(House # & Street Name)

FREDERICKSBURG TX, 78624  
(City & State) (Zip Code)

Daytime Phone Number(s): 830 997 2484 ← Cell Number(s): \_\_\_\_\_

Legal Description: Volume: \_\_\_ Page: \_\_\_ Instrument#: 20204821 Gillespie CAD Tax ID # 184690

Subdivision Name: SCENIC OAKS Lot#: 25 Blk \_\_\_\_\_ Phase SOUTH Tract \_\_\_\_\_

Abstract: 1261 C. SCHRIFNER Survey Name and #: TRACT 25, #102  
ABST. 715, G. B. & C. N. G. R. Co.

Total Acreage: 9.29  Private Well  Public Well (Supplier's Name): \_\_\_\_\_

Name & License # of person installing the Septic System: Kenneth Feller OS# 0023969  
Email \_\_\_\_\_ Cell # 456-1425

Information on a Single Family Residence:  House  Mobile Home  Manufactured  
Total Square Footage of Living Area:  <1500  <2500  <3500  <4500 or \_\_\_\_\_  
# of bedrooms 3, # of bathrooms (Full) 2, (Half) \_\_\_\_\_, Does it have or will it have water saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? Yes No Water Softener (Demand-Initiated Regeneration) Circle: Y or N

Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: \_\_\_\_\_

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

[Signature]  
(Signature of Landowner)

Nov 4 2020  
(Date)

Office use only:

Daily wastewater usage rate: Q= 240 (gallons/day)

Site Evaluation Hoyt Seidensticker R.S. #3588

Planning Materials submitted by:  Installer  P.E.  R.S.

Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R.V. Park)

Floodplain and/or Development Permit 2116-21

For Aerobic Treatment units and non-standard treatment (if applicable):

Affidavit to the Public ERC

Two-year Maintenance Contract 5/12/21

AUTHORIZATION to CONSTRUCT Date: MAY 12, 2021

Certification of Approval  
Final Inspection PERMIT # 8444

Date: 9/28/21

Approved by: [Signature]

I. Sewer (House Drain):  3" Sch 40  4" Sch 40  Other: \_\_\_\_\_  
Slope of sewer pipe to tank  minimum of 1/8"/ft.  
 Cleanouts every 50 ft. and with 5 ft. of 90° bends

II. Treatment:  Conventional Tanks  Aerobic  Other: \_\_\_\_\_

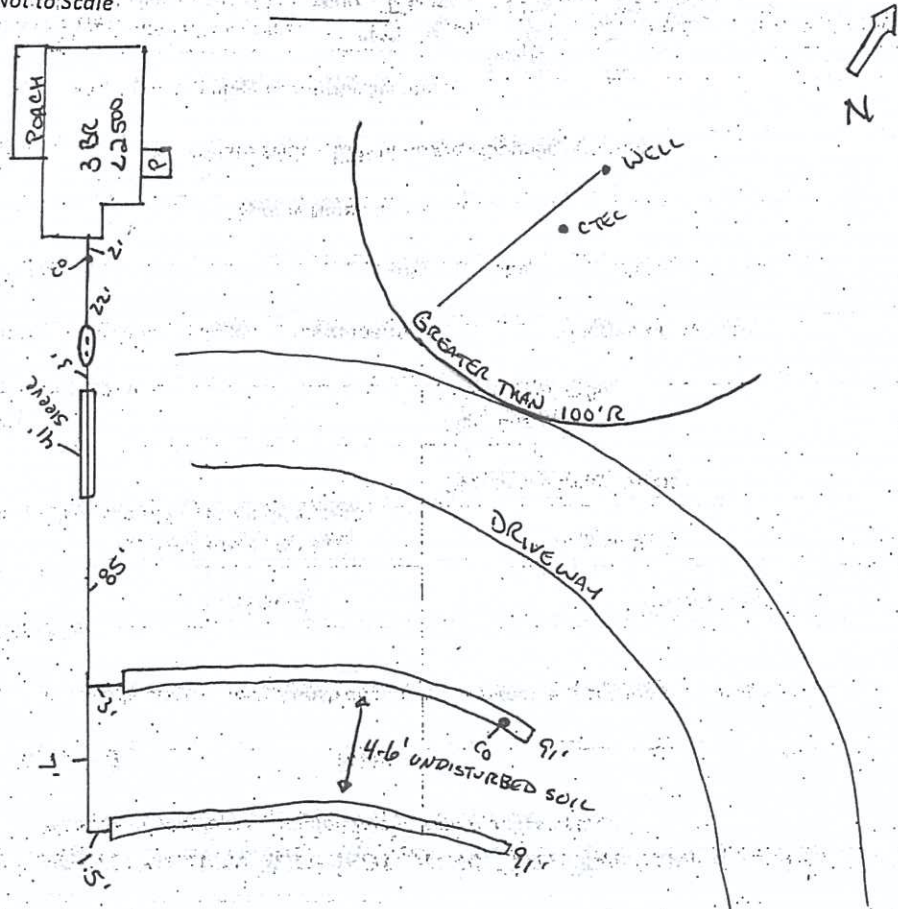
TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. <u>1000/2c</u>	<u>625011</u>	<u>Y/N</u>	<u>Buchanan</u>
2. _____	_____	<u>Y/N</u>	_____
3. _____	_____	<u>Y/N</u>	_____
4. _____	_____	<u>Y/N</u>	_____

III. Disposal Field  Conventional Gravel  Leaching Chambers (Brand) ARC 36  
 Low-Pressure Pipe  Mounds  Gravel-Less Pipe  Pressure Emitters (drip)  
 ET Beds  Other: \_\_\_\_\_  
Subsurface Disposal:

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	AREA= LENGTH X CREDIT
1. <u>182</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u>	<u>910</u> Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.

IV. Surface Disposal (Application):  
Loading Rate: \_\_\_\_\_ Area Required in Sq. ft. \_\_\_\_\_  
Area Designed in Sq. ft. \_\_\_\_\_  
Timer installed -----Y/N  
Anti-siphon Hole used -----Y/N  
Check valve used -----Y/N

V. Map of System: GPS UTM 14 R \_\_\_\_\_  
Not to Scale



# ON-SITE SEWAGE FACILITY Soil Evaluation Report Information

Date Soil Survey Performed: 1/29/2021

Site Location: 456 Colt Valley Road

Name of Site Evaluator: Hoyt Seidensticker Registration Number: QS0008771

Proposed Excavation Depth: 18 inches County: Gillespie

**Requirements:**

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.  
 Location 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	none	black
1						
2 <u>15 in</u>	III	Clay loam	<30%			Yellow with Calcareous material
3						
4						
5 <u>60 in</u>						
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	none	black
1						
2 <u>15 in</u>	III	Clay loam	<30%			yellow with calcareous material
3						
4						
5 <u>60 in</u>						

### Features of Site Area

Presence of 100 year flood zone Yes \_\_\_ No x

Presence of adjacent ponds, streams, water improvements Yes \_\_\_ No x

Existing or proposed water well in nearby area Yes x No \_\_\_

Organized sewage service available to lot or tract Yes \_\_\_ No x

Recharge feature within 150 feet Yes \_\_\_ No x

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 Standard disposal system with Septic Tank treatment

According to table XIII, the site is suitable for this proposed system. A copy of Table XIII has 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

4-11-2021  
Date



ON-SITE SEWAGE FACILITY  
Site Evaluation Report Information

Date: 4/11/2021

**Applicant Information:**

Name: Gail Galle

Address: 502 Winding Way Court

City: Fredericksburg State: Texas Zip: 78624

Phone: 830-997-2484

**Property Location:**

Lot: 25 Block

Sub.: Scenic Oaks Phase South

Street/Road Address: 456 Colt Valley Road

City: Fredericksburg State: Texas Zip: 78624

Unincorporated Area? Y or N y

Additional information

**Site Evaluator Information:**

Name: Hoyt Seidensticker

License OS0008771 Expires 8/31/2023

Company: Land Stewardship Services, LLC

Address: 124 Bristow Way

City: Boerne State: Texas Zip: 78006

Phone: (210) 414-6603

Email hoyt@landstewardshipservices.com

**Installer information:**

Name: Kenneth Feller OS0008264

Company:

Address: 769 Curtis Lane

City: Fredericksburg State: Texas Zip: 78624

Phone: 830-456-1425 Fax:

**Schematic of Lot or Tract**

**Show:**

Compass North, adjacent streets, property lines, property lines, property dimensions, location of buildings, easements, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

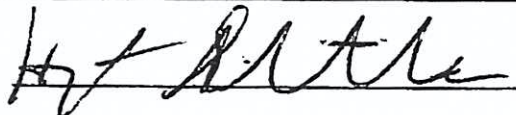
Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

**SITE DRAWING**

Lot Size: 19.29 acres

SEE ATTACHED

Signature of Site Evaluator



Site Evaluator License No: OS0008771

Scale 1"=50'



Site Map  
Standard Disposal w/ Septic Tank Treatment  
Gail Galle  
Lot: 25  
Scenic Oaks Subdivision Phase South  
456 Colt Valley Road  
Fredericksburg, Texas 78624  
Gillespie County

100 yr flood plain does not exist on this tract

lost valley road

Sandy loam or topsoil free of rock and clay shall be mounded 2"-4" above edge of trench.

ground level

P.L. 914.2'

P.L. 100.0'

The pipe from the final treatment tank must maintain a continuous fall to a gravity disposal system

Class 1b, II or III Backfill free of rock around Panels

balance of the trench shall be filled with a Class 1b, II or III soil free of rock

18 inches minimum

leaching chamber

•100

99 98 97 96

- Risers must be permanently fastened to the tank lid or cast into the tank
- The connection between the riser and the tank lid must be watertight.
- Risers must be fitted with removable watertight caps and protected against unauthorized intrusions by either a padlock, a cover that can be removed with specialized tools, a cover having a minimum net weight of 29.5 kilograms (65 pounds) set into a recess of the tank lid, or any other means approved by the executive director.

### Cross Section of Trench using leaching chambers

4-11-2001



*Hoyt Seidensticker*

garage

3bdr  
2500 sq.ft.  
240 gpd

two-way c/o

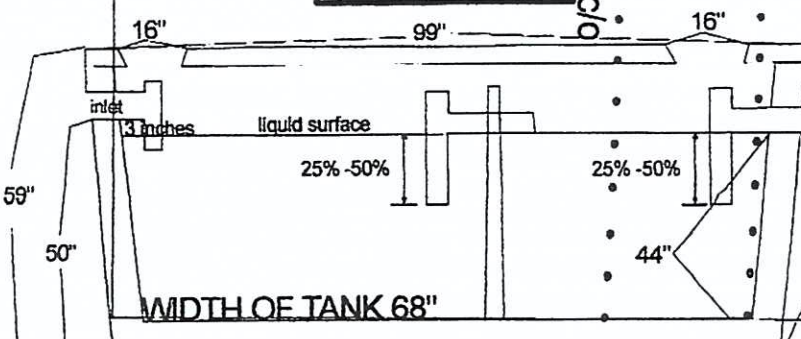
1000 gallon dual septic tank

2 trenches 90" by 3' wide with 18, five foot panels

P.L. 829.3'

P.L. 765.3'

Septic tanks buried more than 12 inches below the ground shall have risers over the port openings. The risers shall extend from the tank surface to no more than six inches below the ground. A secondary plug, cap or other suitable restraint system shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.



WIDTH OF TANK 68"

1000 gallon dual septic tank

P.L. 668.9'

P.L. 193.7'



Water Quality:	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
	<b>365 - 620</b>	<b>Ellenburger</b>

Chemical Analysis Made: **No**

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

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

Company Information: **Hill Country Water Well Drilling**  
**No Data**

Driller Name: **Shannon Plumlee** License Number: **60728**

Comments: **No Data**

Lithology:  
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
BLANK PIPE & WELL SCREEN DATA

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	5	Top Soil
5	15	Limestone Calche
25	45	Hard Limestone
45	60	Lime/Calche
60	75	Grey Limestone
75	120	Yellow Limestone
120	200	Grey Shale
200	300	Grey Shale/Green
300	400	Grey/Green shale sandstone
400	500	Blue Shale/sandstone
500	550	Tan/ Red sand H2o
550	575	Yellow s/stone H2o
575	620	Red sand H2o

<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>
6	Blank	New Plastic (PVC)	SDR17	0	580
6	Screen	New Plastic (PVC)	SDR17 0.35	580	620

---

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

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

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

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



## SELLER'S DISCLOSURE NOTICE

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

456 Colt Valley Rd  
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 x 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	x		
Carbon Monoxide Det.		x	
Ceiling Fans	x		
Cooktop	x		
Dishwasher	x		
Disposal	x		
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences		x	
Fire Detection Equip.	x		
French Drain		x	
Gas Fixtures		x	
Liquid Propane Gas:		x	
-LP Community (Captive)		x	
-LP on Property		x	

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

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

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

**456 Colt Valley Rd  
Fredericksburg, TX 78624**

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

Solar Panels		<input checked="" type="checkbox"/>		owned	leased from: _____
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric	gas _____ other: _____ number of units: 1
Water Softener		<input checked="" type="checkbox"/>		owned	leased from: _____
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe: _____	
Underground Lawn Sprinkler		<input checked="" type="checkbox"/>		<input type="checkbox"/> automatic	<input type="checkbox"/> manual areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

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

Was the Property built before 1978?  yes  no  unknown

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

Roof Type: Standing Seam Age: 2 years (approximate)

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

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

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

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

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

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

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

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

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

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

456 Colt Valley Rd

Fredericksburg, TX 78624

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

Previous Roof Repairs	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>

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

- Present flood insurance coverage.
- 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.

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

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

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

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

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

**Y N**

X 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: Scenic Oaks

Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ 350 per Year 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.

X 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: \_\_\_\_\_

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

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

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

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

X 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).

X 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.



456 Colt Valley Rd  
Fredericksburg, TX 78624

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

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

Gail Galle  
Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
Printed Name: GAIL GALLE 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.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>CTEC</u>	phone #: <u>830-998-2126</u>
Sewer: <u>Conventional- Personal</u>	phone #: _____
Water: <u>Well- Personal</u>	phone #: _____
Cable: <u>Direct TV</u>	phone #: <u>800-531-5000</u>
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

456 Colt Valley Rd  
Fredericksburg, TX 78624

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

(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:	_____ Printed Name:	_____ Printed Name: