
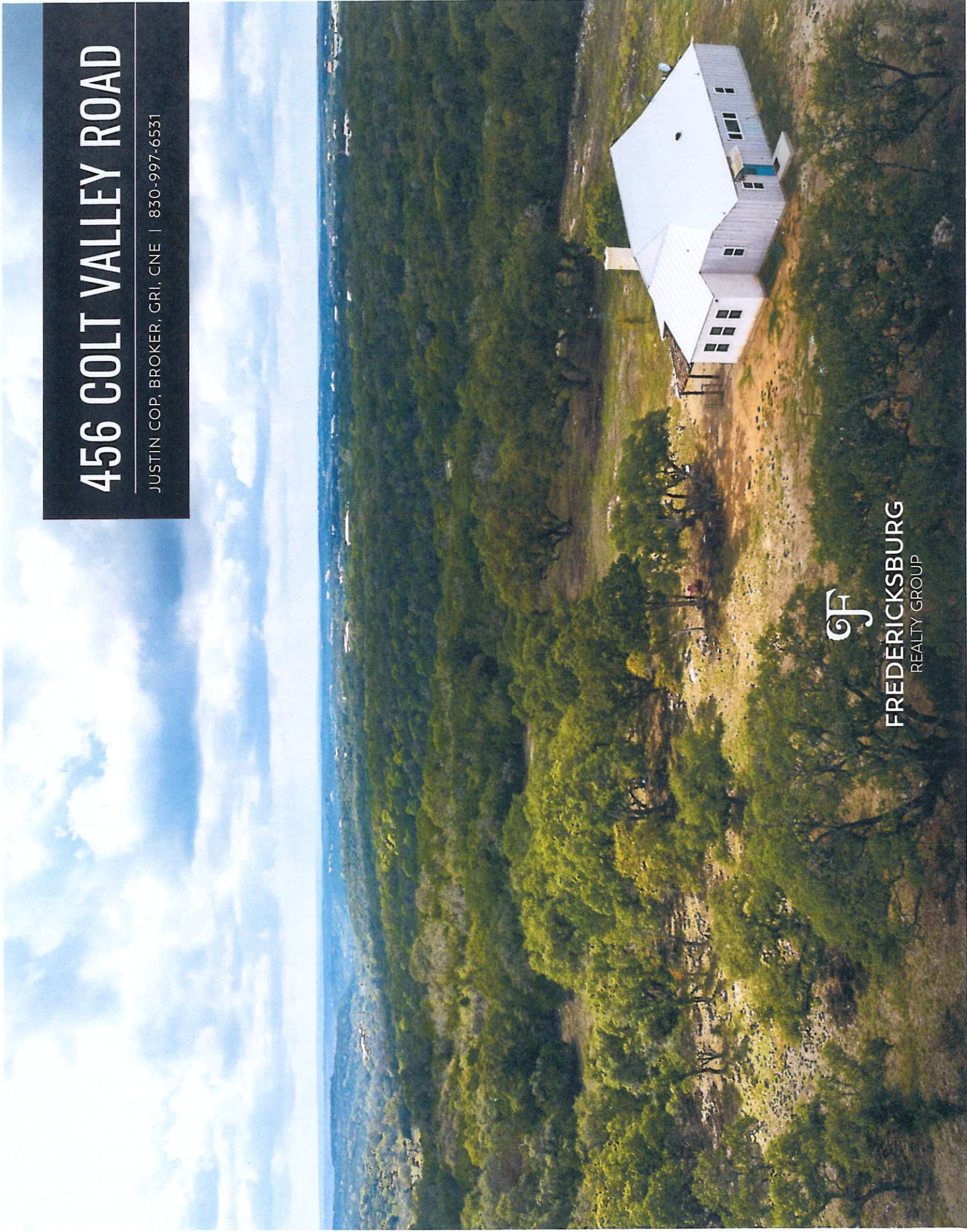


456 COLT VALLEY ROAD

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


FREDERICKSBURG
REALTY GROUP





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

19.29+/- Acres

\$929,000

Agent

Justin Cop

Property Highlights

- 19.29+/- ag-exempt acres offering a blend of modern convenience and craftsmanship
- 2-bedrooms and 2-bathrooms
- Total of 1,836 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

Ad Copy

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: \$929,000 (610 Hits)

456 -- Colt Valley Rd Fredericksburg, TX 78624



Bedrooms: 2
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,536
Apx Total SqFt: 1,536
Price Per SQFT: \$604.82
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/Carport: None

Unit #:
Original List Price: \$1,049,500
Area: County-Southwest
Subdivision: Scenic Oaks
County: Gillespie
School District: Fredericksburg
Distance From City: 16-20 miles
Property Size Range: 11-25 Acres
Apx Acreage: 19.2900
Seller's Est Tax: 1844.00
Showing Instructions: Appointment, Call Listing Agent
Days on Market 441

Tax Exemptions: Homestead**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:****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:**

Living Room	Den	Family Room	Great Room	Kitchen
Dining Room	Breakfast Area	Office	Utility Room	Other Room
Extra Room	Guest Quarters	Detached Workshop	Master Bedroom	Bedroom 2
Bedroom 3	Bedroom 4			

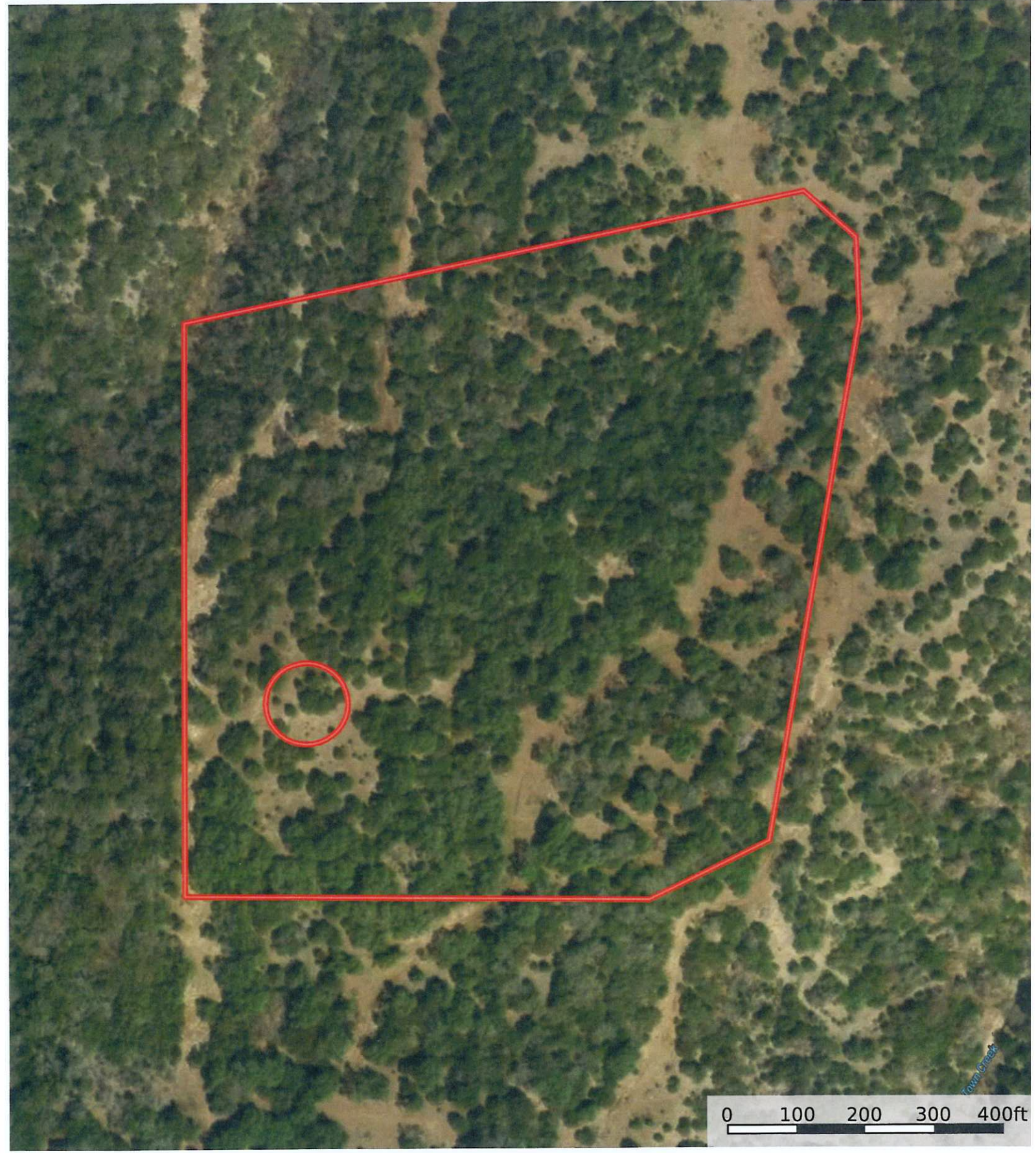
Construction: Stucco, Wood Siding**Foundation:** Slab**Roof:** Standing Seam**Flooring:** Concrete**Utilities:** Electric-CTEC**Water:** Well**Sewer:** Septic Tank**Fireplace/Woodstove:** Masonry, Other**Appliances:** Dishwasher, Disposal, Double Oven, Other**City/Rural:** Outside City(w/Acrq)**Site 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:****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.

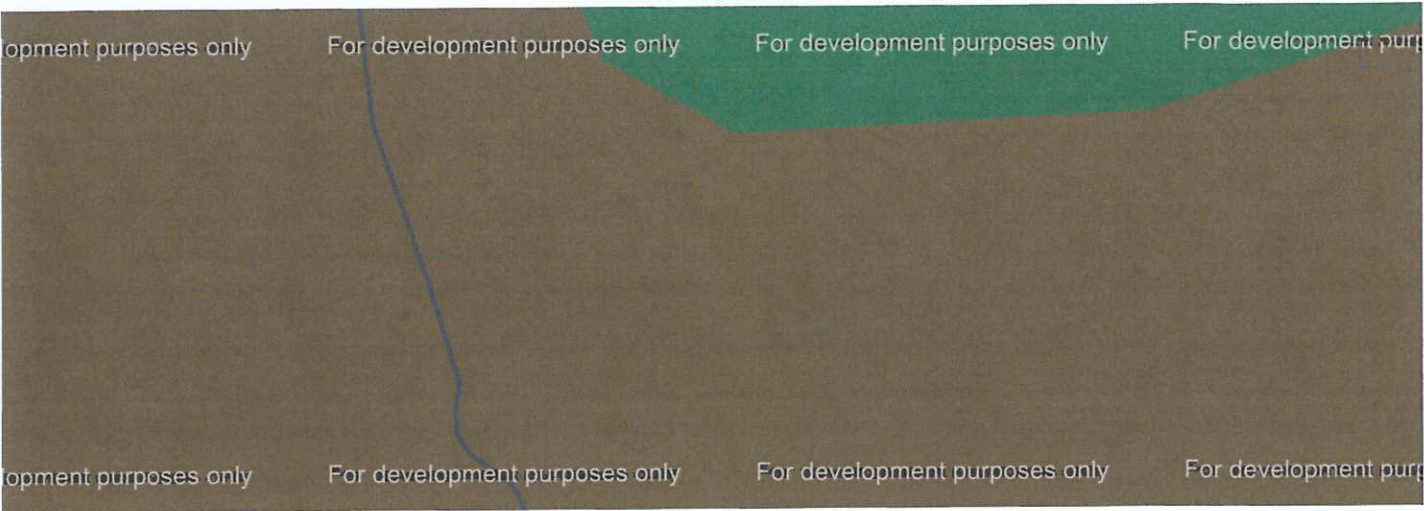
Owner: GALLE, GAIL**Occupancy:** Owner**Legal Description:** ABS A-MULTIPLE MULTIPLE ABST, TRACT 25-PT, 19.04 ACRES, -SCENIC OAKS DEVELOPMENT TRACT 25-**Instructions:** Call LA for instructions

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**Contact #:** (830) 998-2895**License Number:** 0613372



Property ID: 184690 For Year 2025



Property Details

Account		
Property ID:	184690	Geographic ID: A1261-0102-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	456 COLT VALLEY RD TX	
Map ID:	11-F	Mapsc0:
Legal Description:	ABS A-MULTIPLE MULTIPLE ABST, TRACT 25-PT, 19.04 ACRES, -SCENIC OAKS DEVELOPMENT TRACT 25-	
Abstract/Subdivision:	A-MULTIPLE	
Neighborhood:	(F802) FBG ZENNER-AHRENS	
Owner		
Owner ID:	12079	
Name:	GALLE, GAIL	
Agent:		
Mailing Address:	456 COLT VALLEY RD FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	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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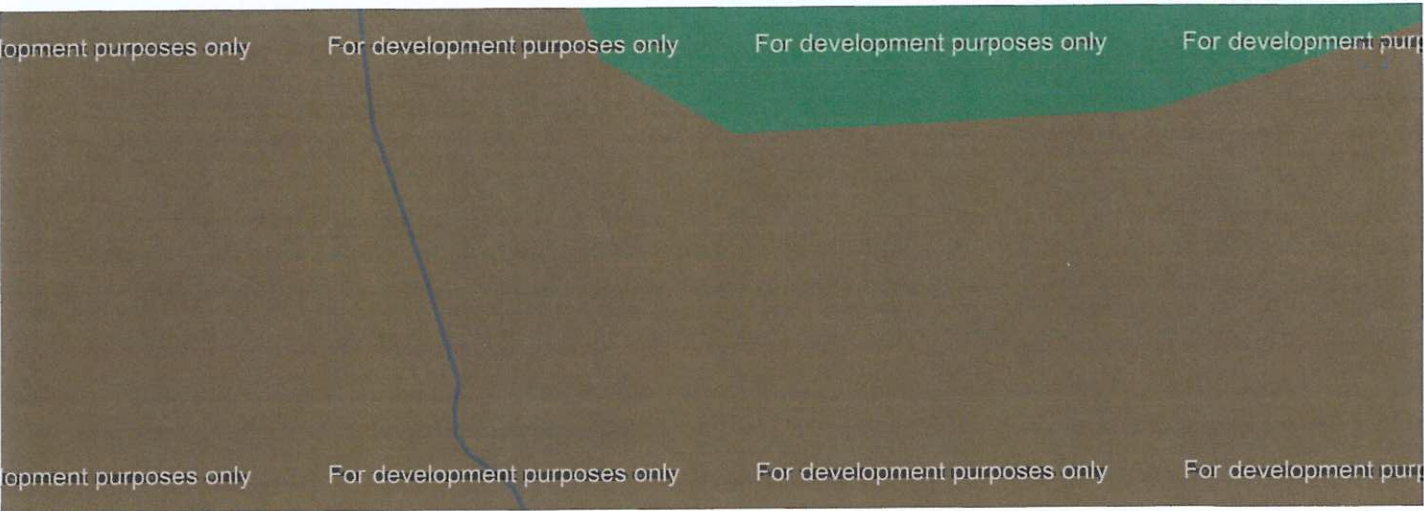
Estimated Tax Due

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

Property ID: 187338 For Year 2025



Property Details

Account		
Property ID:	187338	Geographic ID: A1261-0102-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	456 COLT VALLEY RD TX	
Map ID:	11-F	Mapsco:
Legal Description:	ABS A-MULTIPLE MULTIPLE ABST, TRACT 25-PT, 0.25 ACRES, -SCENIC OAKS DEVELOPMENT TRACT 25- HOMESITE-	
Abstract/Subdivision:	A-MULTIPLE	
Neighborhood:	(F802) FBG ZENNER-AHRENS	
Owner		
Owner ID:	12079	
Name:	GALLE, GAIL	
Agent:		
Mailing Address:	456 COLT VALLEY RD FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	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

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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.

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.

R. J. Rille 01/10/2023
Signature of Seller Date

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



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

NOTICE OF APPROVAL

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 78624
(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= <u>240</u> (gallons/day)	
<input checked="" type="checkbox"/> Site Evaluation <u>Hoyt Seidensticker R.S. #3588</u>	
<input checked="" type="checkbox"/> Planning Materials submitted by: <input type="checkbox"/> Installer <input type="checkbox"/> P.E. <input checked="" type="checkbox"/> R.S.	
<input type="checkbox"/> 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)	
<input type="checkbox"/> Floodplain and/or Development Permit <u>2116-21</u>	
For Aerobic Treatment units and non-standard treatment (if applicable):	
<input type="checkbox"/> Affidavit to the Public	<u>exc</u>
<input type="checkbox"/> Two-year Maintenance Contract	<u>5/12/21</u>
<input checked="" type="checkbox"/> AUTHORIZATION to CONSTRUCT	Date: <u>MAY 12, 2021</u>

Certification of Approval
Final Inspection PERMIT # 8444

Date: 9/28/24

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>	_____

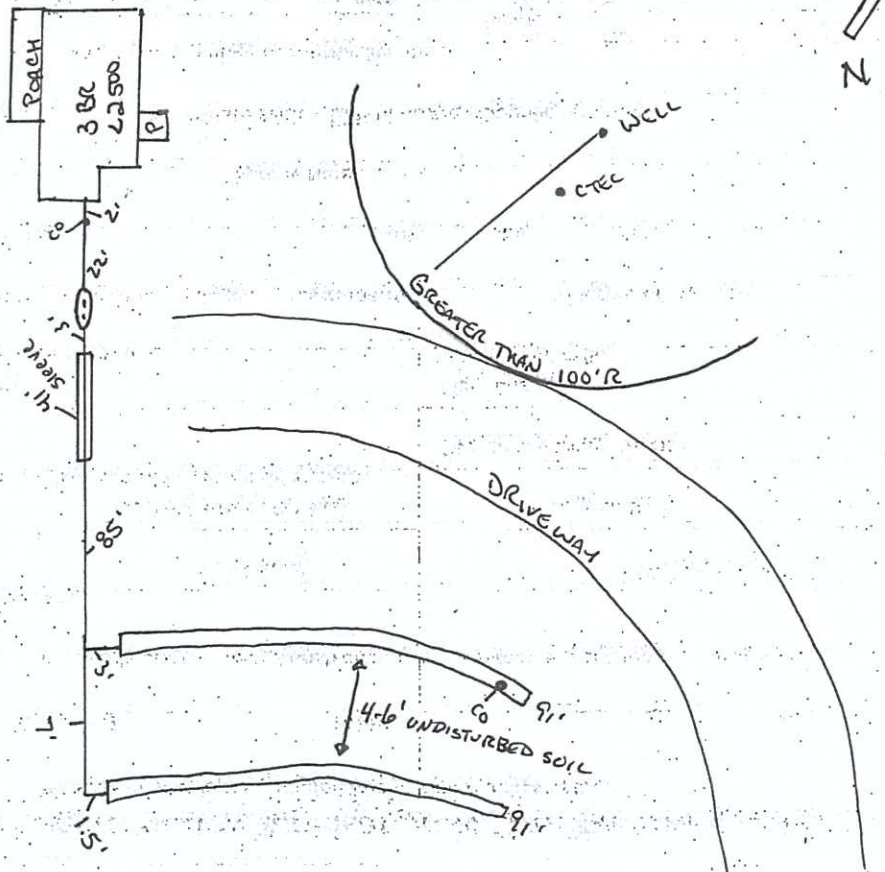
III. Disposal Field ☐ Conventional Gravel ☒ Leaching Chambers (Brand) ARC 36
☐ Low-Pressure Pipe ☐ Mounds ☐ Gravel-Less Pipe ☐ Pressure Emitters (drip)
☐ ET Beds ☐ Other: _____
 Subsurface Disposal:

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET 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>						
3						
4						
5 <u>60 in</u>						Yellow with Calcareous material

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>						
3						
4						
5 <u>60 in</u>						yellow with calcareous material

Features of Site Area

Presence of 100 year flood zone Yes ☐ No ☒

Presence of adjacent ponds, streams, water improvements Yes ☐ No ☒

Existing or proposed water well in nearby area Yes ☒ No ☐

Organized sewage service available to lot or tract Yes ☐ No ☒

Recharge feature within 150 feet Yes ☐ No ☒

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

4/11/2021
10:44 PM
Standard System

ON-SITE SEWAGE FACILITY DESIGN CRITERIA GAIL GALLE

Property Information:

St. Address: 456 Colt Valley Road
City: Fredericksburg State: Texas
Zip code: 78624

Predicted Quantity of Sewage (Q)

Water Saving Devices in house. (y/n): yes
Gallons/day (Q): 240
Greywater included (yes/no): yes

Rate of Adsorption (Ra)

Application rate (g/sq. ft.): 0.2
Minimum Adsorptive Area in (sq. ft.): 1200
25% reduction Min Abs area (sq. ft.): 900

Supply Line from house

Total length of supply line (approx. ft): 18
Type of supply line: min Sch 40
Size of Supply line (in): 3 or 4

Septic Tank Capacity

Block Creek Concrete Products tank
(830) 995-3189 or equivalent: 1
Total tank volume (gallons): 1000
1st compartment size (gallons): 700
2nd compartment size (gallons): 300

House Information

number of bedrooms: 3
approx. square ft. <2500
Water Supply: well
gallons per day 240


Supply Line From Tank & Lateral Lines

Length of supply line (approx. ft): 130
Type of supply line: min of SDR 35
Size of supply line (in): 3 or 4
Total length of manifold (ft): 8
Manifold placement: end
Number of laterals: 2
Type of laterals: leaching chambers
Number of panels: 36
Tot length of laterals required (ft): 180
Tot length of laterals installed (ft): 180

Trench Information

Trench depth (in): 18
Single trench length (ft): 90
Trench width (ft): 3
Gravel depth under
lateral (minimum in): N/A
Minimum total gravel depth (in): N/A

All design criteria is in accordance with TCEQ, Title 30, TAC Chapter 285, Subchapter D, On-Site Sewage Facilities (Effective December 27, 2012). The above design was based on the best available information and should function properly under normal operating conditions. All changes or modifications made to design must be approved by the below signed designer.


Hoyt Seidensticker, R.S. No. 3588

4-11-2021
Date

Land Stewardship Services, 124 Bristow Way, Boerne, Texas 78006
Cell (210) 414-6603, hoyt@landstewardshipservices.com



Effective Immediately: If any change(s) are made that require a revision to this design, a \$150.00 fee will be assessed. This includes, but not limited to, change(s) in the house size, number of bedrooms, location of house or one type of system to another.

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).

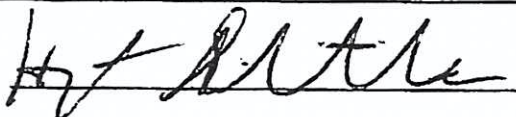
Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundments areas, cut or fill bank, sharp slopes and breaks.

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'

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

3'

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

- 99 Risers must be permanently fastened to the tank lid or cast into the tank
- 98 The connection between the riser and the tank lid must be watertight.
- 97 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.
- 96

Cross Section of Trench using leaching chamber's

4-11-2001



P.L. 829.3'

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

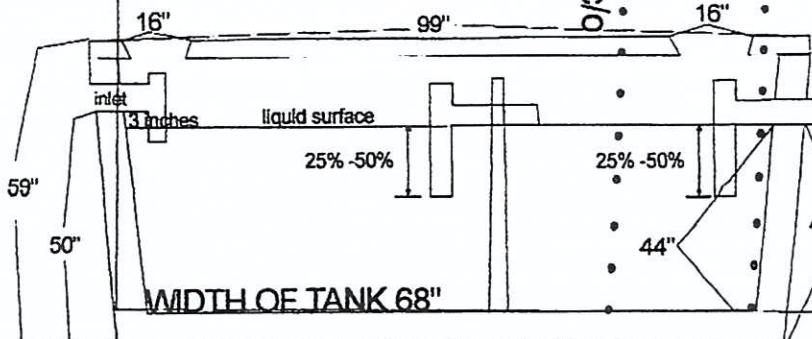
P.L. 765.3'

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 proved below the riser cap to prevent tank entry if the cap is unknowingly damages or removed.

P.L. 193.7'

P.L. 668.9'

1000 gallon dual septic tank



STATE OF TEXAS WELL REPORT for Tracking #574709

Owner:	Gail Galle	Owner Well #:	1
Address:	456 Colt Valley Rd Harper, TX 78631	Grid #:	56-55-9
Well Location:	456 Colt Valley Rd Harper, TX 78631	Latitude:	30° 08' 51" N
Well County:	Gillespie	Longitude:	099° 07' 43" W
		Elevation:	2039 ft. above sea level
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 4/10/2021 Drilling End Date: 4/14/2021

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	9.78	0	620

Drilling Method: Air Hammer

Borehole Completion: Screened; Straight Wall

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	415	Cement 35 Bags/Sacks
	415	450	Bentonite 10 Bags/Sacks
	450	620	3/8 gravel 3.2 Tons

Seal Method: Tremie

Sealed By: Driller

Distance to Property Line (ft.): 200

Distance to Septic Field or other
concentrated contamination (ft.): 200

Distance to Septic Tank (ft.): 200

Method of Verification: Tape

Surface Completion: Surface Slab Installed

Surface Completion by Driller

Water Level:	365 ft. below land surface, and 15 GPM artesian flow on 2021-04-20	Measurement Method:	Transducer
Packers:	No Data		
Type of Pump:	No Data		
Well Tests:	No Test Data Specified		

Water Quality:

Strata Depth (ft.)	Water Type
365 - 620	Ellenburger

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

Top (ft.)	Bottom (ft.)	Description
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

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
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: <u>1</u>
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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input checked="" type="checkbox"/>		Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

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

Page 2 of 7

Concerning the Property at _____

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

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

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

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

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

Section 5. Are you (Seller) aware of any of the following 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

☐ ☒

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.

☐ ☒

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☒

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

☐ ☒

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

☐ ☒

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

☐ ☒

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

☐ ☒

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☒

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

Concerning the Property at _____

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

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

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
Hill Country Underground Water Conservation District

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

☒ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☒ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

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

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


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

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

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

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.


 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: CTEC
 Sewer: Conventional- Personal
 Water: Well- Personal
 Cable: Direct TV
 Trash: _____
 Natural Gas: _____
 Phone Company: _____
 Propane: _____
 Internet: _____

phone #: 830-998-2126
 phone #: _____
 phone #: _____
 phone #: 800-531-5000
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____

Concerning the Property at 456 Colt Valley Rd
Fredericksburg, TX 78624

(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: _____	