



## 810 CLEAR CREEK LANE

BRIDGET CHAPMAN, REALTOR® | CELL: 830-234-7141





# FREDERICKSBURG REALTY TEXAS RANCH REALTY

**810 Clear Creek Ln | Fredericksburg, Texas 78624 | Gillespie County**

**19.99± Acres**

**\$1,895,000**

## **Agent**

Bridget Chapman

## **Property Highlights**

- 19.99± scenic acres in the Texas Hill Country
- Over **900 feet of Bear Creek frontage**
- 2,732 sq ft custom home built in 2004
- **4 bedrooms / 3 bathrooms** (2 beds & 2 baths on main level; 2 beds & 1 bath upstairs)
- **Open-concept** living, dining & kitchen area
- Large masonry fireplace in living room
- Soaring cathedral ceilings with **exposed timber trusses**
- Stained concrete floors & reclaimed wood accents
- Large energy-efficient windows (installed Dec. 2022)
- Spacious kitchen with custom cabinetry & bar seating
- **Primary suite with ensuite bathroom** and walk-in closets
- Expansive porches with an outdoors fireplace
- **Newly updated metal shop/barn** with A/C & epoxy floors
- **RV hookup & water storage system**
- Peaceful, private setting with natural landscape
- Agricultural exemption in place

## **Property Taxes:**

\$6993.10

\$14,313.68 without exemptions

\$100 Yr HOA

## **Refined Ranch Living Along Bear Creek**

Set on nearly 20± scenic acres in the heart of the Hill Country, this 2,732 sq ft custom home offers timeless charm, privacy, and beautiful views. Built in 2004, the residence blends rustic design with practical comfort, featuring stained concrete floors, reclaimed wood accents, and expansive porches that invite you to relax and take in the surrounding landscape.

From the moment you step inside, you're welcomed by soaring cathedral ceilings with exposed timber trusses that give the living space a grand yet inviting feel. A thoughtfully crafted limestone and reclaimed wood entry adds warmth and a sense of Texas history. The open-concept layout allows the living room to flow seamlessly into the kitchen, creating a perfect space for gathering. The kitchen is spacious and functional, with bar seating, custom cabinetry, and fresh beadboard paint. Large,



energy-efficient windows, recently installed, bring in natural light and frame the scenic Hill Country views.

The first floor includes two bedrooms, one of which is a private primary suite with its own ensuite bathroom. A second full bathroom serves the additional downstairs bedroom and common areas. Upstairs, you'll find two more generously sized bedrooms and another full bathroom, ideal for guests or family members.

Outside, the property offers even more to love—over 900 feet of Bear Creek frontage provide a peaceful natural retreat right in your backyard. A newly updated metal shop/barn with A/C and epoxy floors adds flexible space for hobbies, storage, or a workspace. The property also includes a convenient RV hookup and a water storage system, supporting both everyday living and weekend getaways.

Whether you're enjoying morning coffee on the porch, entertaining in the open living space, or watching the stars from your peaceful backyard, this home offers the lifestyle so many dream of in the Hill Country—quiet, scenic, and full of character.

MLS #: R98390A (Active) List Price: \$1,895,000 (110 Hits)

810 -- Clear Creek Rd Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 0  
**Main House Living SqFt :** 2,732  
**Apx Total SqFt:** 2,732  
**Price Per SQFT:** \$693.63  
**Source SqFt:** GCAD  
**Appx Year Built:** 2004  
**Type & Style:** Pioneer Stone, Ranch  
**Current B&B:** No  
**# Stories:** Two  
**Heating:** Central, Electric  
**A/C:** Central Air, Electric  
**Garage/Carport:** 2 Car, Attached, Garage

**Unit #:**  
**Original List Price:** \$1,995,000  
**Area:** County-Southwest  
**Subdivision:** Bear Creek Ranchette  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** 10-15 miles  
**Property Size Range:** 11-25 Acres  
**Apx Acreage:** 19.9900  
**Seller's Est Tax:** 6993.10  
**Showing Instructions:** Call Listing Agent  
**Days on Market** 80

|                                       |                                          |                                  |                                       |                                       |
|---------------------------------------|------------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|
| <b>Tax Exemptions:</b>                | <b>Taxes w/o Exemptions:</b> \$14,315.10 | <b>Tax Info Source:</b> CAD      | <b>CAD Property ID #:</b> 87283,70238 | <b>Zoning:</b> None                   |
| <b>Flood Plain:</b> Yes               | <b>Deed Restrictions:</b> Yes            | <b>STR Permit:</b> No            | <b>Permit #:</b> 0000                 | <b>Manufactured Homes Allowed:</b> No |
| <b>HOA:</b> Yes                       | <b>HOA Fees:</b> 100.00                  | <b>HOA Fees Pd:</b> Yearly       | <b>HO Warranty:</b>                   |                                       |
| <b>Road Maintenance Agreement:</b> No | <b>Rental Property:</b>                  |                                  | <b>Rental \$:</b>                     | <b>Items Not In Sale:</b>             |
| <b>Guest House:</b> No                | <b># of Guest Houses:</b>                | <b>Total Guest House SqFt:</b> 0 |                                       |                                       |
| <b>Guest House # Bedrooms:</b>        | <b>Guest House # Baths:</b>              | <b>Guest House # Half Baths:</b> |                                       |                                       |

**Construction:** Log, Stone, Stucco  
**Foundation:** Slab  
**Roof:** Metal  
**Flooring:** Concrete, Tile, Wood  
**Utilities:** CTEC Electric  
**Water:** Well  
**Sewer:** Septic Tank  
**Fireplace/Woodstove:** Masonry, Outside  
**Appliances:** Dishwasher, Double Oven, Microwave, Water Softener  
 Owned

**City/Rural:** Outside City(w/Acrq)  
**Site Features:** Deck/Patio, Double Pane Windows, Storage Building  
**Interior Features:** Ceiling Fan(s), Formal Dining Room, Garage  
 Door Opener, High Ceilings, Walk-in Closet(s), Washer-Dryer  
 Connection, Water Softener  
**Topography:** Flood Plain, Level, Views, Wooded  
**Surface Water:** Year Round Creek  
**Access:** County Road  
**Location Description:** Asphalt Drive  
**Documents on File:** Deed Restrictions, Survey, Well Log

|                                                                                                                                                                                                                                 |                                     |                                  |                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------|-----------------------|
| <b>Trms/Fin:</b>                                                                                                                                                                                                                | <b>Trms/Fin:</b> Cash, Conventional | <b>Possessn:</b> Closing/Funding | <b>Excl Agy:</b> No   |
| <b>Title Company:</b> Hill Country Titles                                                                                                                                                                                       | <b>Attorney:</b>                    |                                  | <b>Refer to MLS#:</b> |
| <b>Location/Directions:</b> From Fredericksburg, take Hwy 16 South, then turn left onto Old Kerr Hwy. Turn right onto Center Point Rd, and in about 3 miles, turn left onto Clear Creek Ln. The property will be on your right. |                                     |                                  |                       |
| <b>Owner:</b> SCHROEDER, DAN                                                                                                                                                                                                    |                                     | <b>Occupancy:</b> Vacant         |                       |
| <b>Legal Description:</b> ABS A0221 R FLORES #92, .5 ACRES, -HOMESITE, ABS A0221 R FLORES #92, 19.498 ACRES                                                                                                                     |                                     |                                  |                       |
| <b>Instructions:</b> Call LA for instructions                                                                                                                                                                                   |                                     |                                  |                       |

**Public Remarks:** Experience Hill Country charm on this private 19.99± acre AG exempt retreat in Gillespie County, featuring over 900 feet of Bear Creek frontage. Nestled along a quiet road, this beautifully designed two-story home offers 2,732 sq ft of rustic elegance with 4 bedrooms and 3 full bathrooms. The main floor includes two bedrooms (including the primary suite with ensuite bath), while the second floor offers two additional bedrooms and a shared bath. Inside, the open-concept layout creates a seamless flow between the kitchen, dining, and living areas. Soaring cathedral-style ceilings with exposed timber trusses and a large masonry fireplace give the space warmth and character. The home features stained concrete floors, reclaimed wood accents, and deep covered porches that enhance its classic ranch appeal. Recent updates include new energy-efficient windows (Dec 2022) and fresh beadboard paint throughout. Enjoy the peaceful sounds of Bear Creek and scenic views from the bluff where the home is perched among mature post oak trees. A newly updated metal barn/shop with A/C and epoxy floors offers space for hobbies, storage, or workspace. Additional improvements include an RV hookup and a water storage system. Whether you're looking for a private homestead, weekend getaway, or a legacy property to share with family and friends, this Hill Country gem offers both serenity and convenience—just a short drive to Fredericksburg, Kerrville, or Medina.

**Agent Remarks:**  
**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:** Bridget Chapman (#:132)  
**Agent Email:** [bridget@fredericksburgrealty.com](mailto:bridget@fredericksburgrealty.com)  
**Contact #:** (830) 234-7141  
**License Number:** 0723159

Information Herein Deemed Reliable but Not Guaranteed  
 Central Hill Country Board of REALTORS Inc., 2007





810 Clear creek road  
Texas, AC +/-



Justin Cop  
P: 830-997-6531

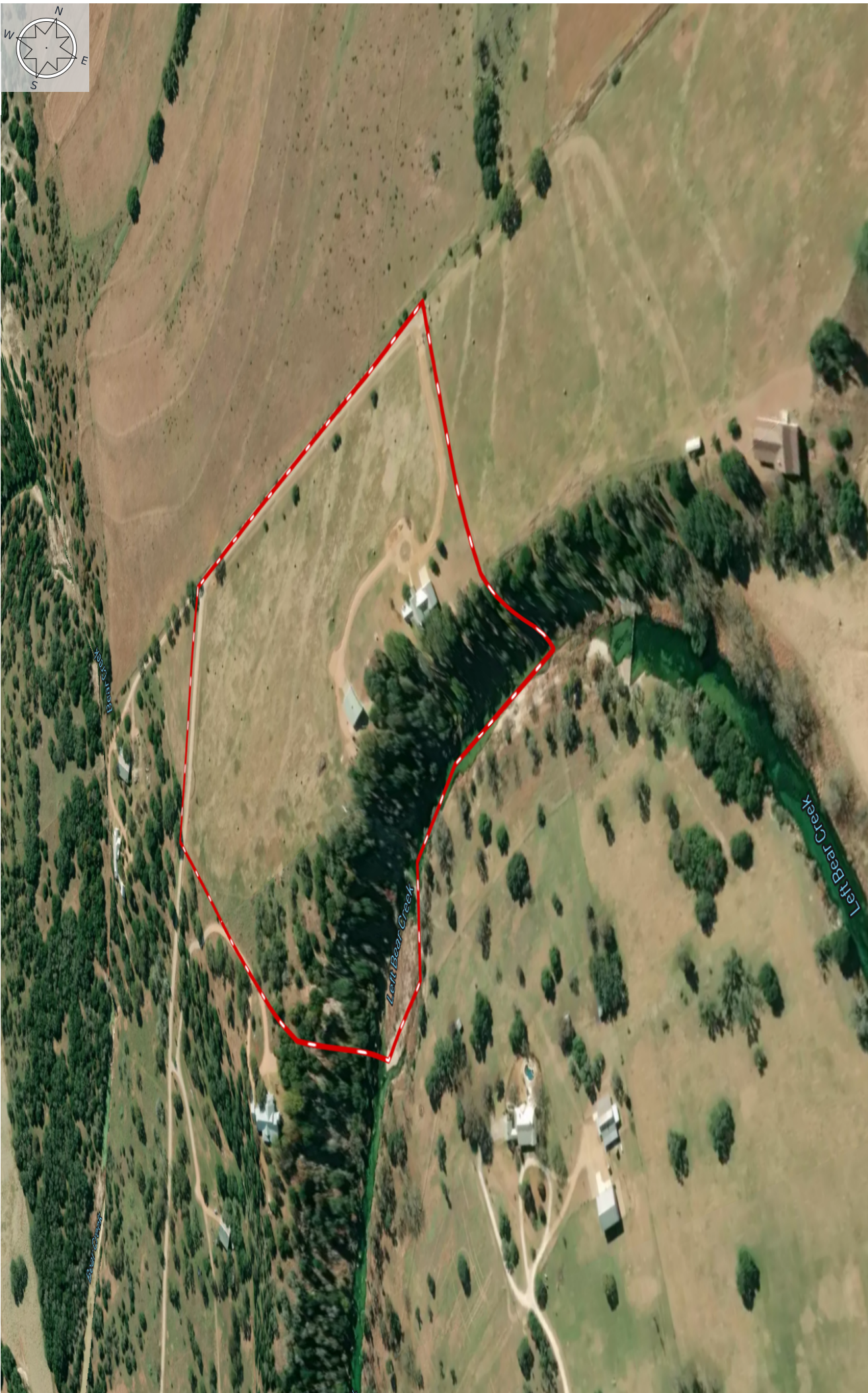
[www.fredericksburgrealty.com](http://www.fredericksburgrealty.com)

257 West Main St.



The information contained herein was obtained from sources deemed to be reliable.  
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.





Boundary





810 Clear creek road  
Texas, AC +/-



Boundary

Justin Cop  
P: 830-997-6531

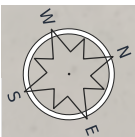
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## STATE OF TEXAS WELL REPORT for Tracking #22572

|                |                                                                                             |               |                |
|----------------|---------------------------------------------------------------------------------------------|---------------|----------------|
| Owner:         | Larry Wegner                                                                                | Owner Well #: | No Data        |
| Address:       | c/o Rockin R Water Well 145<br>Stonegate South<br>Boerne, TX 78006                          | Grid #:       | 57-49-8        |
| Well Location: | .7 mi S of Ct Pt Rd on Clear Ck Rd;<br>600' W on creek bluff in Bear Crk<br>Ranchetts<br>TX | Latitude:     | 30° 09' 49" N  |
|                |                                                                                             | Longitude:    | 098° 56' 21" W |
|                |                                                                                             | Elevation:    | No Data        |
| Well County:   | Gillespie                                                                                   |               |                |
| Type of Work:  | New Well                                                                                    | Proposed Use: | Domestic       |

Drilling Start Date: 7/3/2003

Drilling End Date: 7/7/2003

|           | Diameter (in.) | Top Depth (ft.) | Bottom Depth (ft.) |
|-----------|----------------|-----------------|--------------------|
| Borehole: | 8.75           | 0               | 230                |

Drilling Method: Air Rotary

Borehole Completion: Filter Packed

|                        | Top Depth (ft.) | Bottom Depth (ft.) | Filter Material | Size |
|------------------------|-----------------|--------------------|-----------------|------|
| Filter Pack Intervals: | 50              | 230                | Gravel          |      |

|                    | Top Depth (ft.) | Bottom Depth (ft.) | Description (number of sacks & material) |
|--------------------|-----------------|--------------------|------------------------------------------|
| Annular Seal Data: | 0               | 50                 | 12                                       |

Seal Method: Grout

Distance to Property Line (ft.): No Data

Sealed By: Driller

Distance to Septic Field or other  
concentrated contamination (ft.): 120+

Distance to Septic Tank (ft.): No Data

Method of Verification: measure

Surface Completion: Surface Slab Installed

Water Level: 153 ft. below land surface on 2003-07-07 Measurement Method: Unknown

Packers: No Data

Type of Pump: Submersible Pump Depth (ft.): 200

Well Tests: Jetted Yield: 35 GPM



Water Quality:

| Strata Depth (ft.) | Water Type        |
|--------------------|-------------------|
| 166-178, 190-215   | good (410 ppmTDS) |

Chemical Analysis Made: **No**

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

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

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

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

Comments: **No Data**

Lithology:  
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
BLANK PIPE & WELL SCREEN DATA

| From (ft) | To (ft) | Description                                       |
|-----------|---------|---------------------------------------------------|
| 0-1       |         | Topsoil                                           |
| 1-7       |         | Brown Clay                                        |
| 7-10      |         | Gravel                                            |
| 10-27     |         | Brown Clay & Limestone                            |
| 27-166    |         | Gray Clay & Limestone Ledges w/Sand Streaks       |
| 166-230   |         | Gray & Red Clay w/Limestone Ledges & Sand Streaks |

| Dia. (in.) | New/Used | Type              | Setting From/To (ft.) |
|------------|----------|-------------------|-----------------------|
| 5"         | N        | PVC +2            | - 205 SDR 17          |
| 5"         | N        | PVC, Custom Slott | 205 - 225 SDR 17      |
| 5"         | N        | PVC 225           | - 230 SDR 17          |

#### 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**



APPLICATION FOR PRIVATE SEWAGE SYSTEM  
CONSTRUCTION PERMIT AND LICENSE

DATE Aug 28, 2003 PERMIT NO. 4649 FEE 150.00

I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas.

OWNER BANE FAMILY PARTNER LTD PHONE NO. 817-461-9595

MAILING ADDRESS 1201 W. GREEN OAKS BLVD. ARLINGTON TX 76013

HOUSE NO. AND STREET ADDRESS 810 CLEAR CREEK LN

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME "BEAR CREEK RANCHETTS" UNRECORDED ABSTRACT 221 R FLORES #92

SIZE ACREAGE OR TRACT 20.00 SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

DESCRIPTION OF STRUCTURE TO BE SERVED

House ( ) Mobile Home ( ) Other BARN - BATHTH & SHOWER (NO LIVING AREA)

Commercial \_\_\_\_\_

(Type of Business)

Living Area ( ) Bedrooms ( ) Bathrooms ( ) Disposal ( )

Washing Machine ( ) Dishwasher ( ) Water Softener ( ) Other \_\_\_\_\_

Water Supply By: Public System ( ) Community ( ) Individual ( )

DATE Aug 28, 2003 INSPECTOR-SANITARIAN Dwain C. Booz

Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.

DATE X 7-15-03 X P. W. Wey  
Signature of Owner or Authorized Agent

Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.

OFFICIAL USE ONLY

SITE INSPECTION OR PERCOLATION TEST

DATE \_\_\_\_\_ PERMIT NO. \_\_\_\_\_ FEE \_\_\_\_\_

TYPE SOIL - Rocky ( ) Gravel ( ) Sand ( ) Other \_\_\_\_\_

SLOPE - Flat ( ) Sloping ( ) Other \_\_\_\_\_

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

HOLES (1) \_\_\_\_\_ (2) \_\_\_\_\_ (3) \_\_\_\_\_ (4) \_\_\_\_\_ (5) \_\_\_\_\_ (6) \_\_\_\_\_

(7) \_\_\_\_\_ (8) \_\_\_\_\_ PERC. TEST AVERAGE \_\_\_\_\_

DATE \_\_\_\_\_ INSPECTOR-SANITARIAN \_\_\_\_\_

COMMENTS: \_\_\_\_\_

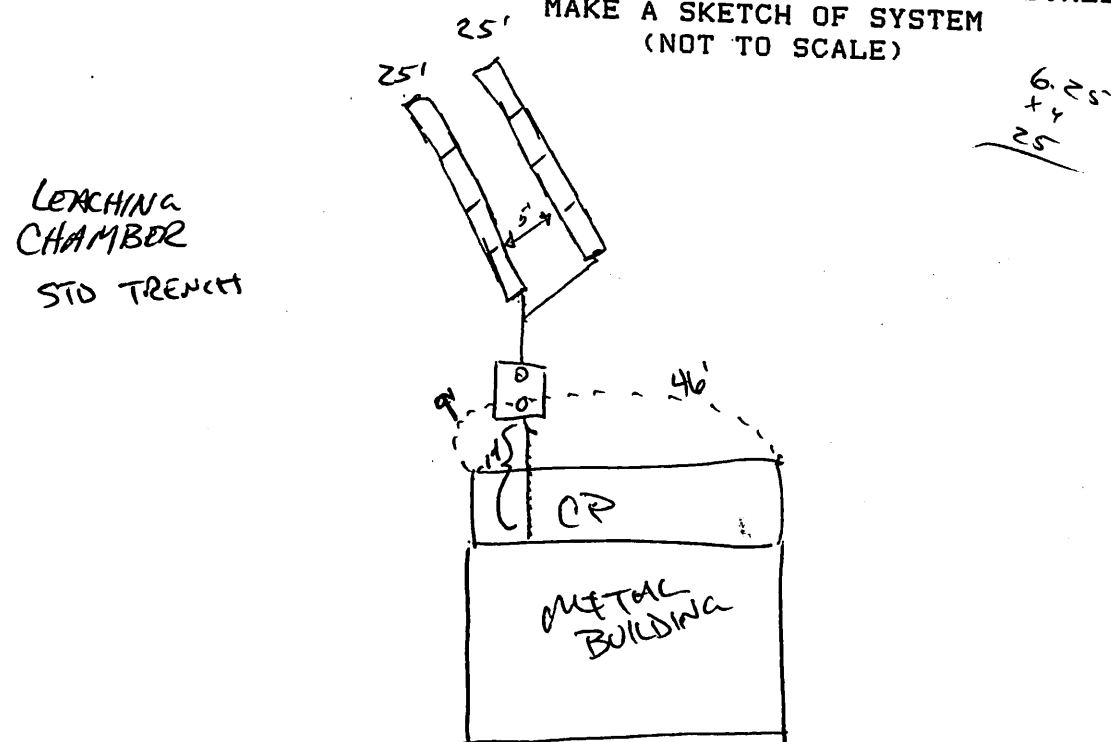
SCANNED  
R 70238  
JAN 19 2004

# CERTIFICATION OF APPROVAL

## FINAL INSPECTION

DATE Oct 23, 2003 PERMIT NO. 4649 FEE \_\_\_\_\_  
 MANUFACTURER Block Creek Concrete Product  
 TANK #1 SN# 101303 TANK #2 SN# \_\_\_\_\_  
 SIZE TANK #1 750/20 GALS. TANK #2 \_\_\_\_\_ GALS. TYPE concrete  
 ABSORPTION TRENCH ( ☒ ) LENGTH 50' WIDTH 3' (5' CREDIT)  
 ABSORPTION BED AREA ( ) SQUARE FEET 250 SQ. FT.  
 COMMERCIAL ( ☒ ) PRIVATE RESIDENCE ( )  
 INSTALLER OR CONTRACTOR RHETT SCHLADDER OSSF # 0012718  
 ADDRESS 137 PLATTEN CREEK PHONE # 830-832-4962  
 DATE Oct 23, 2003 FINAL INSPECTION MADE BY Dwayne C. BOOS

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)  
 MAKE A SKETCH OF SYSTEM  
 (NOT TO SCALE)





APPLICATION FOR PRIVATE SEWAGE SYSTEM  
CONSTRUCTION PERMIT AND LICENSE

DATE Aug 28, 2003 PERMIT NO. 4648 FEE 150.00

I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas.

OWNER BANE FAMILY PARTNER LTD. PHONE NO. 817-461-9595

MAILING ADDRESS 1201 W. GREEN OAKS BLVD. ARLINGTON, TX 76013

HOUSE NO. AND STREET ADDRESS 810 CLEAR CREEK LN OFF OF CENTERPOINT

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME "BEAR CREEK RANCHETTES" UNRECORDED ABSTRACT 221 R FLORES #92

SIZE ACREAGE OR TRACT 20.00 SECTION        BLOCK        LOT       

DESCRIPTION OF STRUCTURE TO BE SERVED

House ( ) Mobile Home ( ) Other GUEST HOUSE ~~E-BAIT~~

Commercial       

(Type of Business)

Living Area (2798) Bedrooms (3) Bathrooms (3) Disposal (Y)

Washing Machine (Y) Dishwasher (Y) Water Softner ( ) Other       

Water Supply By: Public System ( ) Community ( ) Individual ( )

DATE Aug 28, 2003 INSPECTOR-SANITARIAN D Wayne CBOOS

Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.

DATE 7-15-03 R. W. Way  
Signature of Owner or Authorized Agent

Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.

OFFICIAL USE ONLY

SITE INSPECTION OR PERCOLATION TEST

DATE        PERMIT NO.        FEE       

TYPE SOIL - Rocky ( ) Gravel ( ) Sand ( ) Other       

SLOPE - Flat ( ) Sloping ( ) Other       

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

HOLES (1)        (2)        (3)        (4)        (5)        (6)       

(7)        (8)        PERC. TEST AVERAGE       

DATE        INSPECTOR-SANITARIAN       

COMMENTS:

#2121 Combo Rock

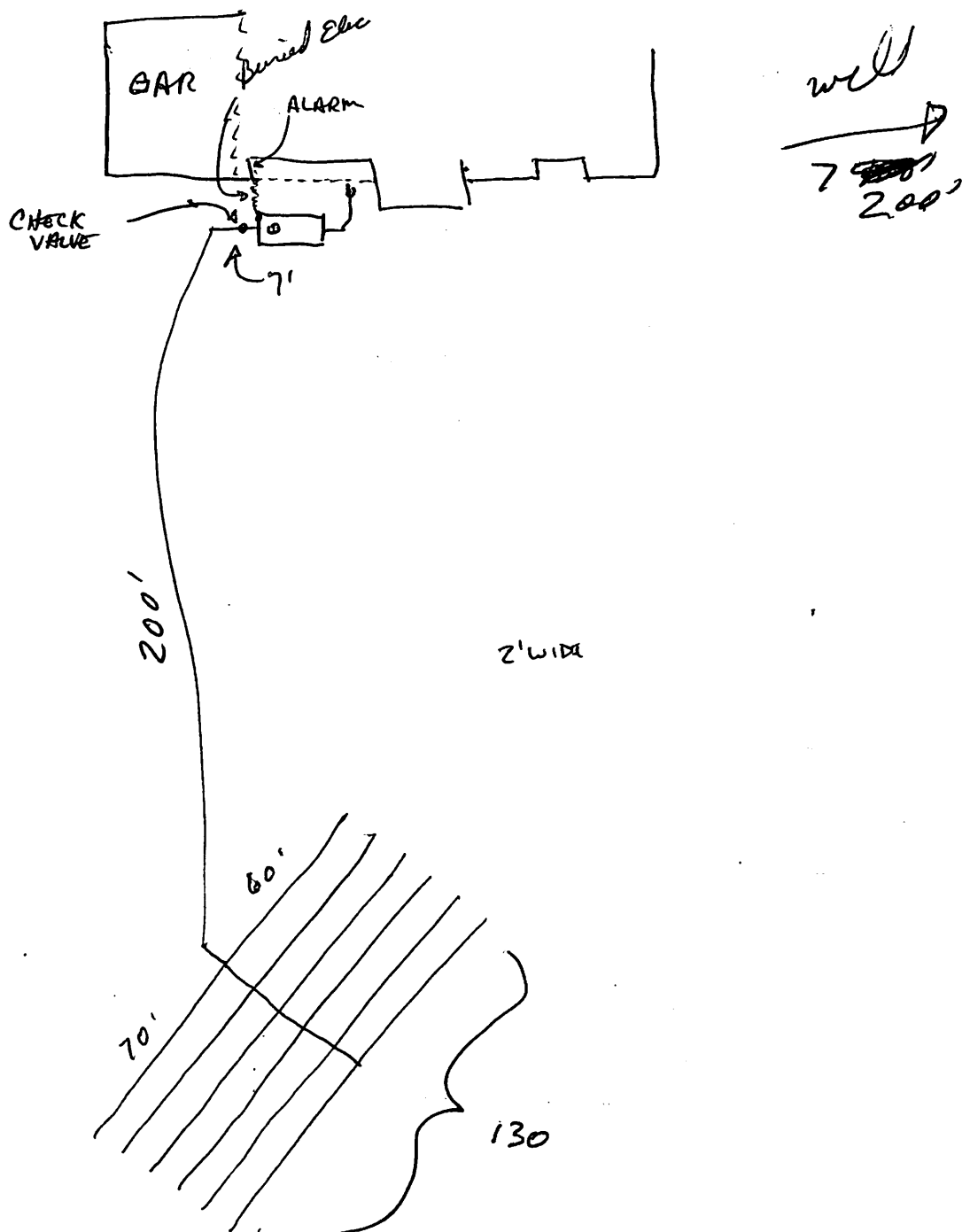
SCANNED  
R70138  
OCT 06 2004

# CERTIFICATION OF APPROVAL

## FINAL INSPECTION

DATE 3/11/04 PERMIT NO. 4648 FEE \_\_\_\_\_  
 MANUFACTURER Block Creek Concrete  
 TANK #1 SN# 3904 TANK #2 SN# \_\_\_\_\_  
 SIZE TANK #1 1500/30 GALS. TANK #2 \_\_\_\_\_ GALS. TYPE concrete  
 ABSORPTION TRENCH ( ) LENGTH 2780 WIDTH 2'(4)  
LPD (✓)  
 ABSORPTION BED AREA ( ) SQUARE FEET 3120 sq ft  
 COMMERCIAL ( ) PRIVATE RESIDENCE (✓)  
 INSTALLER OR CONTRACTOR DON SMITH  
 ADDRESS \_\_\_\_\_ PHONE # \_\_\_\_\_

DATE 3/11/04 FINAL INSPECTION MADE BY Dwain Cross  
 (INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)  
 MAKE A SKETCH OF SYSTEM  
 (NOT TO SCALE)





# Gillespie CAD Property Search

## Property ID: 87283 For Year 2025

### Property Details

|                       |                                                          |                                     |
|-----------------------|----------------------------------------------------------|-------------------------------------|
| Account               |                                                          |                                     |
| Property ID:          | 87283                                                    | Geographic ID: A0221-0092-000000-00 |
| Type:                 | R                                                        | Zoning:                             |
| Property Use:         |                                                          | Condo:                              |
| Location              |                                                          |                                     |
| Situs Address:        | 810 CLEAR CREEK LN OFF CENTER POINT RD, TX               |                                     |
| Map ID:               | 10-K                                                     | Mapsco:                             |
| Legal Description:    | ABS A0221 R FLORES #92, .5 ACRES, -HOMESITE-             |                                     |
| Abstract/Subdivision: | A0221                                                    |                                     |
| Neighborhood:         | (F700) FBG 87 SOUTH AREA                                 |                                     |
| Owner                 |                                                          |                                     |
| Owner ID:             | 336718                                                   |                                     |
| Name:                 | SCHROEDER, DAN                                           |                                     |
| Agent:                |                                                          |                                     |
| Mailing Address:      | 2278 CHANNEL RD<br>NEWPORT BEACH, CA 92661               |                                     |
| % Ownership:          | 100.0%                                                   |                                     |
| Exemptions:           | For privacy reasons not all exemptions are shown online. |                                     |

### Property Values

|                                        |               |
|----------------------------------------|---------------|
|                                        |               |
| <b>Improvement Homesite Value:</b>     | \$574,670 (+) |
| <b>Improvement Non-Homesite Value:</b> | \$0 (+)       |
| <b>Land Homesite Value:</b>            | \$12,000 (+)  |
| <b>Land Non-Homesite Value:</b>        | \$0 (+)       |
| <b>Agricultural Market Valuation:</b>  | \$0 (+)       |

|                                                                                                                                                                                                                                                                                                                                                                         |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|                                                                                                                                                                                                                                                                                                                                                                         |               |
| Market Value:                                                                                                                                                                                                                                                                                                                                                           | \$586,670 (=) |
| Agricultural Value Loss: ⓘ                                                                                                                                                                                                                                                                                                                                              | \$0 (-)       |
|                                                                                                                                                                                                                                                                                                                                                                         |               |
| Appraised Value: ⓘ                                                                                                                                                                                                                                                                                                                                                      | \$586,670 (=) |
| HS Cap Loss: ⓘ                                                                                                                                                                                                                                                                                                                                                          | \$0 (-)       |
| Circuit Breaker: ⓘ                                                                                                                                                                                                                                                                                                                                                      | \$0 (-)       |
|                                                                                                                                                                                                                                                                                                                                                                         |               |
| Assessed Value:                                                                                                                                                                                                                                                                                                                                                         | \$586,670     |
| Ag Use Value:                                                                                                                                                                                                                                                                                                                                                           | \$0           |
| <b>2025 values are preliminary and subject to change prior to certification.</b><br>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:** SCHROEDER, DAN

| Entity | Description                          | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--------------------------------------|--------------|---------------|---------------|----------------|
| G086   | GILLESPIE COUNTY                     | \$586,670    | \$586,670     | \$1,575.21    |                |
| HUW    | HILL CNTRY UWCD                      | \$586,670    | \$586,670     | \$28.16       |                |
| SFB    | FREDBG ISD                           | \$586,670    | \$586,670     | \$4,535.55    |                |
| WCD    | GILLESPIE WCID                       | \$586,670    | \$586,670     | \$1.02        |                |
| CAD    | GILLESPIE CENTRAL APPRAISAL DISTRICT | \$586,670    | \$586,670     | \$0.00        |                |

**Total Tax Rate:** 1.046574

**Estimated Taxes With Exemptions:** \$6,139.94

**Estimated Taxes Without Exemptions:** \$6,139.94



## Property Improvement - Building

**Type:** RESIDENTIAL **Living Area:** 2732.0 sqft **Value:** \$574,670



| Type | Description                | Class CD | Year Built | SQFT |
|------|----------------------------|----------|------------|------|
| MA   | MAIN AREA                  | M6P      | 2004       | 2204 |
| MA3  | MAIN AREA HALF STORY       | M6P      | 2004       | 528  |
| AGF2 | ATT GARAGE FINISHED DOUBLE | M6P      | 2004       | 1023 |
| OP   | OPEN PORCH                 | M6P      | 2004       | 432  |
| OP   | OPEN PORCH                 | M6P      | 2004       | 150  |
| OP   | OPEN PORCH                 | M6P      | 2004       | 108  |
| OP   | OPEN PORCH                 | M6P      | 2004       | 76   |
| OP   | OPEN PORCH                 | M6P      | 2004       | 72   |
| PO   | PATIO                      | *        | 2004       | 108  |
| PO   | PATIO                      | *        | 2004       | 90   |

### Property Land

| Type | Description      | Acreage | Sqft      | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|------------------|---------|-----------|-----------|-----------|--------------|-------------|
| RN2  | NATIVE PASTURE 2 | 0.50    | 21,780.00 |           |           | \$12,000     | \$0         |

### Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed  |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2025 | \$574,670    | \$12,000    | \$0          | \$586,670 | \$0         | \$586,670 |
| 2024 | \$558,710    | \$12,000    | \$0          | \$570,710 | \$0         | \$570,710 |
| 2023 | \$558,710    | \$12,000    | \$0          | \$570,710 | \$0         | \$570,710 |
| 2022 | \$529,270    | \$10,500    | \$0          | \$539,770 | \$0         | \$539,770 |
| 2021 | \$505,180    | \$8,750     | \$0          | \$513,930 | \$0         | \$513,930 |
| 2020 | \$477,240    | \$7,500     | \$0          | \$484,740 | \$0         | \$484,740 |
| 2019 | \$480,130    | \$7,500     | \$0          | \$487,630 | \$0         | \$487,630 |
| 2018 | \$469,790    | \$7,500     | \$0          | \$477,290 | \$0         | \$477,290 |
| 2017 | \$460,500    | \$7,500     | \$0          | \$468,000 | \$0         | \$468,000 |
| 2016 | \$445,970    | \$7,500     | \$0          | \$453,470 | \$0         | \$453,470 |

### Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|-----------|------|-------------|---------|---------|--------|------|--------|
|-----------|------|-------------|---------|---------|--------|------|--------|

|           |      |                            |                          |                        |          |  |  |
|-----------|------|----------------------------|--------------------------|------------------------|----------|--|--|
| 7/7/2023  | WD   | WARRANTY DEED              | HUSER, STEVE & SHAWNNA   | SCHROEDER, DAN         | 20234050 |  |  |
| 3/11/2010 | WDVL | WARRANTY DEED VENDORS LIEN | WEGNER, LARRY & MARGARET | HUSER, STEVE & SHAWNNA | 20101026 |  |  |

 ARB Data

| Hearing Date And Time | Board Members | Owner's Opinion Of Value | Board's Determination Of Value | ARB Determination |
|-----------------------|---------------|--------------------------|--------------------------------|-------------------|
|-----------------------|---------------|--------------------------|--------------------------------|-------------------|

 Estimated Tax Due

If Paid: 08/01/2025  17

| Year | Taxing Jurisdiction | Tax Rate | Market Value | Taxable Value | Base Tax   | Base Taxes Paid | Base Tax Due | Discount/Penalty & Interest | Attorn Fe |
|------|---------------------|----------|--------------|---------------|------------|-----------------|--------------|-----------------------------|-----------|
| 2024 | GILLESPIE COUNTY    | 0.268500 | \$570,710    | \$570,710     | \$1,532.35 | \$1,532.35      | \$0.00       | \$0.00                      | \$0.00    |
| 2024 | HILL CENTRY UWCD    | 0.004800 | \$570,710    | \$570,710     | \$27.39    | \$27.39         | \$0.00       | \$0.00                      | \$0.00    |
| 2024 | FREDBG ISD          | 0.773100 | \$570,710    | \$570,710     | \$4,412.15 | \$4,412.15      | \$0.00       | \$0.00                      | \$0.00    |
| 2024 | GILLESPIE WCID      | 0.000174 | \$570,710    | \$570,710     | \$0.99     | \$0.99          | \$0.00       | \$0.00                      | \$0.00    |
|      | 2024 Total:         | 1.046574 |              |               | \$5,972.88 | \$5,972.88      | \$0.00       | \$0.00                      | \$0.00    |
| 2023 | GILLESPIE COUNTY    | 0.279600 | \$570,710    | \$570,710     | \$1,595.71 | \$1,595.71      | \$0.00       | \$0.00                      | \$0.00    |
| 2023 | HILL CENTRY UWCD    | 0.004700 | \$570,710    | \$570,710     | \$26.82    | \$26.82         | \$0.00       | \$0.00                      | \$0.00    |
| 2023 | FREDBG ISD          | 0.775400 | \$570,710    | \$570,710     | \$4,425.28 | \$4,425.28      | \$0.00       | \$0.00                      | \$0.00    |
| 2023 | GILLESPIE WCID      | 0.000176 | \$570,710    | \$570,710     | \$1.00     | \$1.00          | \$0.00       | \$0.00                      | \$0.00    |
|      | 2023 Total:         | 1.059876 |              |               | \$6,048.81 | \$6,048.81      | \$0.00       | \$0.00                      | \$0.00    |
| 2022 | GILLESPIE COUNTY    | 0.332600 | \$539,770    | \$539,770     | \$1,795.28 | \$1,795.28      | \$0.00       | \$0.00                      | \$0.00    |



# Gillespie CAD Property Search

## Property ID: 70238 For Year 2025

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### Property Details

|                       |                                                          |                                     |
|-----------------------|----------------------------------------------------------|-------------------------------------|
| Account               |                                                          |                                     |
| Property ID:          | 70238                                                    | Geographic ID: A0221-0092-000000-00 |
| Type:                 | R                                                        | Zoning: 505894                      |
| Property Use:         |                                                          | Condo:                              |
| Location              |                                                          |                                     |
| Situs Address:        | 810 CLEAR CREEK LN OFF CENTER POINT RD, TX               |                                     |
| Map ID:               | 11-K                                                     | Mapsco:                             |
| Legal Description:    | ABS A0221 R FLORES #92, 19.498 ACRES                     |                                     |
| Abstract/Subdivision: | A0221                                                    |                                     |
| Neighborhood:         | (F700) FBG 87 SOUTH AREA                                 |                                     |
| Owner                 |                                                          |                                     |
| Owner ID:             | 336718                                                   |                                     |
| Name:                 | SCHROEDER, DAN                                           |                                     |
| Agent:                |                                                          |                                     |
| Mailing Address:      | 2278 CHANNEL RD<br>NEWPORT BEACH, CA 92661               |                                     |
| % Ownership:          | 100.0%                                                   |                                     |
| Exemptions:           | For privacy reasons not all exemptions are shown online. |                                     |

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### Property Values

|                                        |               |
|----------------------------------------|---------------|
|                                        |               |
| <b>Improvement Homesite Value:</b>     | \$0 (+)       |
| <b>Improvement Non-Homesite Value:</b> | \$79,060 (+)  |
| <b>Land Homesite Value:</b>            | \$0 (+)       |
| <b>Land Non-Homesite Value:</b>        | \$0 (+)       |
| <b>Agricultural Market Valuation:</b>  | \$701,940 (+) |

|                                                                                                                                                                                                                                                                                                                                                                                    |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Market Value:</b>                                                                                                                                                                                                                                                                                                                                                               | \$781,000 (=) |
| <b>Agricultural Value Loss:</b> ⓘ                                                                                                                                                                                                                                                                                                                                                  | \$699,480 (-) |
| <b>Appraised Value:</b> ⓘ                                                                                                                                                                                                                                                                                                                                                          | \$81,520 (=)  |
| <b>HS Cap Loss:</b> ⓘ                                                                                                                                                                                                                                                                                                                                                              | \$0 (-)       |
| <b>Circuit Breaker:</b> ⓘ                                                                                                                                                                                                                                                                                                                                                          | \$0 (-)       |
| <b>Assessed Value:</b>                                                                                                                                                                                                                                                                                                                                                             | \$81,520      |
| <b>Ag Use Value:</b>                                                                                                                                                                                                                                                                                                                                                               | \$2,460       |
| <p><b>2025 values are preliminary and subject to change prior to certification.</b></p> <p>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.</p> |               |


**Property Taxing Jurisdiction**

**Owner:** SCHROEDER, DAN

| Entity | Description                          | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--------------------------------------|--------------|---------------|---------------|----------------|
| G086   | GILLESPIE COUNTY                     | \$781,000    | \$81,520      | \$218.88      |                |
| HUW    | HILL CNTRY UWCD                      | \$781,000    | \$81,520      | \$3.91        |                |
| SFB    | FREDBG ISD                           | \$781,000    | \$81,520      | \$630.23      |                |
| WCD    | GILLESPIE WCID                       | \$781,000    | \$81,520      | \$0.14        |                |
| CAD    | GILLESPIE CENTRAL APPRAISAL DISTRICT | \$781,000    | \$81,520      | \$0.00        |                |

**Total Tax Rate:** 1.046574

**Estimated Taxes With Exemptions:** \$853.16

**Estimated Taxes Without Exemptions:** \$8,173.74


**Property Improvement - Building**

**Type:** MISC IMP **Living Area:** 0 sqft **Value:** \$79,060

| Type | Description | Class CD | Year Built | SQFT |
|------|-------------|----------|------------|------|
| BARN | BARN        | BARN6    | 2003       | 1550 |
| SHED | SHED        | SHED5    | 2003       | 550  |

## Property Land

| Type  | Description                   | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|-------|-------------------------------|---------|------------|-----------|-----------|--------------|-------------|
| RID1W | IMPROVED PASTURE 1 - WILDLIFE | 9.50    | 413,732.88 | 0.00      | 0.00      | \$341,930    | \$1,300     |
| RID2W | IMPROVED PASTURE 2 - WILDLIFE | 10.00   | 435,600.00 | 0.00      | 0.00      | \$360,010    | \$1,160     |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2025 | \$79,060     | \$701,940   | \$2,460      | \$81,520  | \$0         | \$81,520 |
| 2024 | \$79,060     | \$701,940   | \$2,290      | \$81,350  | \$0         | \$81,350 |
| 2023 | \$35,330     | \$701,940   | \$2,290      | \$37,620  | \$0         | \$37,620 |
| 2022 | \$35,330     | \$614,200   | \$2,270      | \$37,600  | \$0         | \$37,600 |
| 2021 | \$35,330     | \$511,850   | \$2,320      | \$37,650  | \$0         | \$37,650 |
| 2020 | \$38,470     | \$438,730   | \$2,090      | \$40,560  | \$0         | \$40,560 |
| 2019 | \$38,470     | \$438,730   | \$2,090      | \$40,560  | \$0         | \$40,560 |
| 2018 | \$38,470     | \$438,730   | \$2,030      | \$40,500  | \$0         | \$40,500 |
| 2017 | \$38,470     | \$438,730   | \$2,010      | \$40,480  | \$0         | \$40,480 |
| 2016 | \$38,470     | \$438,730   | \$1,950      | \$40,420  | \$0         | \$40,420 |

## Property Deed History

| Deed Date | Type | Description                | Grantor                  | Grantee                  | Volume   | Page | Number |
|-----------|------|----------------------------|--------------------------|--------------------------|----------|------|--------|
| 7/7/2023  | WD   | WARRANTY DEED              | HUSER, STEVE & SHAWNNA   | SCHROEDER, DAN           | 20234050 |      |        |
| 3/11/2010 | WDVL | WARRANTY DEED VENDORS LIEN | WEGNER, LARRY & MARGARET | HUSER, STEVE & SHAWNNA   | 20101026 |      |        |
| 8/15/2003 | WD   | WARRANTY DEED              | BANE FAMILY PARTNER LTD  | WEGNER, LARRY & MARGARET | 519      | 659  | 0      |



ARB Data

| Hearing Date And Time | Board Members | Owner's Opinion Of Value | Board's Determination Of Value | ARB Determination |
|-----------------------|---------------|--------------------------|--------------------------------|-------------------|
|-----------------------|---------------|--------------------------|--------------------------------|-------------------|

Estimated Tax Due

If Paid: 08/01/2025 17

| Year | Taxing Jurisdiction | Tax Rate | Market Value | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees |  |
|------|---------------------|----------|--------------|---------------|----------|-----------------|--------------|-----------------------------|---------------|--|
| 2024 | GILLESPIE COUNTY    | 0.268500 | \$781,000    | \$81,350      | \$218.43 | \$218.43        | \$0.00       | \$0.00                      | \$0.00        |  |
| 2024 | HILL CENTRY UWCD    | 0.004800 | \$781,000    | \$81,350      | \$3.90   | \$3.90          | \$0.00       | \$0.00                      | \$0.00        |  |
| 2024 | FREDBG ISD          | 0.773100 | \$781,000    | \$81,350      | \$628.91 | \$628.91        | \$0.00       | \$0.00                      | \$0.00        |  |
| 2024 | GILLESPIE WCID      | 0.000174 | \$781,000    | \$81,350      | \$0.14   | \$0.14          | \$0.00       | \$0.00                      | \$0.00        |  |
|      | 2024 Total:         | 1.046574 |              |               | \$851.38 | \$851.38        | \$0.00       | \$0.00                      | \$0.00        |  |
| 2023 | GILLESPIE COUNTY    | 0.279600 | \$737,270    | \$37,620      | \$105.19 | \$105.19        | \$0.00       | \$0.00                      | \$0.00        |  |
| 2023 | HILL CENTRY UWCD    | 0.004700 | \$737,270    | \$37,620      | \$1.77   | \$1.77          | \$0.00       | \$0.00                      | \$0.00        |  |
| 2023 | FREDBG ISD          | 0.775400 | \$737,270    | \$37,620      | \$291.70 | \$291.70        | \$0.00       | \$0.00                      | \$0.00        |  |
| 2023 | GILLESPIE WCID      | 0.000176 | \$737,270    | \$37,620      | \$0.07   | \$0.07          | \$0.00       | \$0.00                      | \$0.00        |  |
|      | 2023 Total:         | 1.059876 |              |               | \$398.73 | \$398.73        | \$0.00       | \$0.00                      | \$0.00        |  |
| 2022 | GILLESPIE COUNTY    | 0.332600 | \$649,530    | \$37,600      | \$125.06 | \$125.06        | \$0.00       | \$0.00                      | \$0.00        |  |
| 2022 | HILL CENTRY UWCD    | 0.005100 | \$649,530    | \$37,600      | \$1.92   | \$1.92          | \$0.00       | \$0.00                      | \$0.00        |  |
| 2022 | FREDBG ISD          | 0.960800 | \$649,530    | \$37,600      | \$361.26 | \$361.26        | \$0.00       | \$0.00                      | \$0.00        |  |

10 pgs  
DCC

20203923

**FOURTH AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS FOR BEAR CREEK RANCHETTES (2020)**

THE STATE OF TEXAS     §  
                                      §     KNOW ALL MEN BY THESE PRESENTS THAT:  
COUNTY OF GILLESPIE   §

WHEREAS Falcon Seaboard Diversified, Inc. ("Developer"), a Texas corporation, previously owned and subdivided a certain tract of real property described as follows, to wit:

A 497.88-acre tract of land, with no common areas, situated in Gillespie County, Texas, and being first described in Exhibit A attached thereto and made part hereof for all purposes (the "Property"); and

WHEREAS, on or about March 14, 1997, for the purpose of protecting the value and desirability of the Property, Developer filed a Declaration of Covenants, Conditions, and Restrictions (CC&R), for Bear Creek Ranchettes (the "Original Declaration") in Volume 322, Papas 954-961, Deed Records of Gillespie County; and

WHEREAS, on or about June 19, 2000, the First Amendment pursuant to the terms of the Original Declaration, the rights and responsibilities of Falcon Seaboard Diversified, Inc., including the right to amend the Original Declaration's Covenants, Conditions, and Restrictions were acquired by the Owners; and

WHEREAS, on or about November 8, 2001, the Second Amendment to the Original Declaration in Volume 439, page 509 Real Estate Records of Gillespie County was filed to delete and replace sections 2 & 8 of the Original CC&R; and

WHEREAS, on or about September 27, 2019, the Third Amendment to the Original Declaration in Instrument 20194996 Real Estate Records of Gillespie County was filed to add an amendment procedure; and

WHEREAS the covenants, conditions, and restrictions set forth in these documents ran with the Property as it was conveyed to the property owners (the Owners as hereinafter defined) of Bear Creek Ranchettes; and

WHEREAS the Owners now find it appropriate and advantageous to once again amend said covenants, conditions, and restrictions, the Owners do hereby amend the Declaration and Amendments as follows:

## Article I. Definitions

The terms in this Declaration and the exhibits to this Declaration shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.

- 1.1 "Articles of Incorporation" or "Articles": The Articles of Incorporation of Bear Creek Landowners Association, as filed with the Secretary of State of the State of Texas.
- 1.2 "BCLA": Bear Creek Landowners Association, a Texas non-profit corporation and homeowners' association.
- 1.3 "Bylaws": The bylaws of Bear Creek Landowners Association, as they may be amended from time to time.
- 1.4 "Dwelling": Any building, or part thereof, used for residential purposes.
- 1.5 "Member": Any Owner of a Tract.
- 1.6 "Owner": One or more persons who hold the record title to any Tract, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Tract is sold under a recorded land sales contract, and the contract specifically so provides, the purchaser (rather than the fee owner) will be considered the Owner.
- 1.7 "Outbuilding": A nonresidential building with a roof, walls and door(s) such as a barn, greenhouse or shop, etc.
- 1.8 "Primary Residence Dwelling": A Dwelling on a Tract that is the primary residence for Owners and their families.
- 1.9 "Secondary Residence Dwelling": A second Dwelling on a Tract that is not the Primary Residence Dwelling; for example, a guest house, servant's quarters, Bed and Breakfast or a barn with incorporated living quarters.
- 1.10 "Structure": Any permanent improvement constructed or erected on the ground. Among other things, structures include sheds, carports, RV covers, coups, dwellings, buildings, fences, wall fences, green houses and pre-manufactured buildings.
- 1.11 "Tract": Any of the parcels of land as currently depicted on the revised subdivision plat map for Bear Creek Ranchettes Subdivision, located in Gillespie County, Texas, and attached hereto as Exhibit A. Exhibit A may be updated from time to time without the need to amend this entire document.
- 1.12 "Servant": A person compensated to perform domestic or personal attendant duties for an Owner (e.g. groundskeepers, caretakers, domestic servants, health-related caregivers, personal assistants, and similar providers of personal services).



**Article II.**  
**Covenants, Conditions, and Restrictions**

- 2.1 This instrument shall be entitled "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BEAR CREEK RANCHETTES (2020)," and may be hereinafter referred to as the "2020 Declaration."
- 2.2 This 2020 Declaration supersedes and replaces entirely the Original Declaration and all previous amendments to it, all of which are hereby revoked.
- 2.3 All of the Property shall be owned, held, sold, transferred, and conveyed subject to all of the covenants, conditions, and restrictions set forth herein which are for the purpose of protecting the value and desirability of the Property, and for promoting the peaceful enjoyment of the same by the Owners. These covenants, conditions, and restrictions shall run with said Property.
- 2.4 Tracts shall be used solely for residential purposes and/or limited commercial purposes, as specified herein.
- 2.5 Primary Residence Dwellings shall contain a minimum of 1400 square feet of living area, exclusive of porches, breezeways, carports, garages, or basements. The minimum square footage of living area shall be that area which is heated and cooled.
- 2.6 No more than one Primary Residence Dwelling and one Secondary Residence Dwelling shall be constructed on a Tract.
- 2.7 The construction of a Primary Residence Dwelling shall be completed before, or contemporaneous with, the completion of any Secondary Residence Dwelling or Outbuildings, with the exception that a barn, with or without incorporated living quarters, or carport/recreational vehicle cover built of new materials may be constructed prior to the completion of the Primary Residence Dwelling. The exterior of any building shall be completed not later than twelve (12) months after laying the foundation of that respective building.
- 2.8 A Dwelling shall not be occupied until the exterior thereof is completely finished and plumbing is connected to a septic system or other water disposal system which has been approved by the Gillespie County and/or State of Texas Health Department or other governing body controlling wells and septic systems.
- 2.9 No Dwelling shall be moved onto any Tract, but shall be constructed on site with new/repurposed materials. No mobile home, modular home, or any kind of pre-manufactured and/or industrial-built Dwellings shall be permitted on any Tract.
- 2.10 No Structure may be constructed and erected nearer than thirty (30) feet ("Setback Line") to any property line, except walls and/or fences to denote the property boundary.

- 2.11 During the construction of a Primary Residential Dwelling, a Tract owner may camp in a recreational vehicle on his Tract for a period of time not to exceed twelve (12) months from the first day of use. Prior to the construction of a Dwelling, a Tract owner shall be permitted to camp on his Tract overnight in either a recreational vehicle or a tent for a continuous period not to exceed ten (10) days, nor more than forty (40) days total in any calendar year, provided that the Tract owner is present during that time. The campsite shall not be closer than one hundred (100) feet to any property line.
- 2.12 No tract shall be used for any commercial purpose except permanent agricultural crops, including vineyards, fruit trees, pecan groves, permanent grass (i.e., hay meadows or grazing pastures) and a Secondary Residence Dwelling used as a Bed and Breakfast for short term rental (less than 30 days). Extended rentals (longer than 30 days) are only allowed to provide accommodations for Servants.
- 2.13 Re-subdivision of Tract(s), to create additional Tract(s) shall not be permitted. The BCLA board and members shall be notified of any revisions in property lines.
- 2.14 No church or other place of worship shall be erected on any Tract.
- 2.15 Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any Tract. Owners shall keep Tracts free of litter at all times. No garbage, refuse, or any hazardous materials, as defined in any law of the State of Texas or United States of America, shall be buried or burned on any Tract. Noxious or offensive activity shall not be permitted on any Tract, nor any activity that creates an annoyance or nuisance to other tract owners.
- 2.16 Swine shall not be kept on any Tract. Other livestock is permitted provided said livestock is kept within the boundaries of said Tract at all times. There shall be no commercial livestock feeding operation nor any commercial breeding of animals or fowl on any Tract. Animals used for grazing said Tracts while simultaneously raising young (e.g. cow/calf operation) shall not be considered commercial breeding of animals.
- 2.17 All permanent fences erected on any Tract shall be of new material and erected in accordance with professional fence-building standards regarding quality and appearance.
- 2.18 Mineral exploration of any type shall not be permitted on any Tract.
- 2.19 No Tract shall be leased or subleased for hunting purposes. Hunting on any Tract shall be limited to said Tract Owner, members of Tract Owner's immediate family and non-paying guests. All shooters must be accompanied and actively supervised by the Tract Owner. Firearms and other weapons may be used for recreational or other lawful purposes (e.g, target practice) only if done (i) in a safe manner, (ii) at reasonable times and frequency, and (iii) in such a way as to not cause an unreasonable disturbance to other Members of BCLA. Under no circumstances shall any Tract Owner allow firearms to be used by any person who is under the influence of alcohol or other intoxicating or hallucinatory drug or substance. No weapon shall be discharged in such a manner by which the projectile from such discharge enters the property of another, directly or by ricochet. If any Tract Owner

reasonably believes another Tract Owner is in violation of this paragraph, such Tract Owner shall refer the matter, with details, to the BCLA Board and/or appropriate law enforcement authority, for resolution.

- 2.20 BCLA reserves an easement for utility purposes twenty (20) feet wide on each side of Tract lines and along the entire perimeter (boundary) of said Tracts for the installation and maintenance of electric, telephone, and utility lines and easements for anchor/guy combinations wherever necessary, and reserves the right to trim trees which at any time interfere or threaten to interfere with the maintenance of such lines, with the right of ingress to and egress from and across said Tract to employees of utilities owning said lines.
- 2.21 Dwellings, Outbuildings or Structures, constructed prior to the adoption of this Fourth Amendment, that do not comply with these Covenants, Conditions, and Restrictions shall be permitted to remain; however, no such non-complying Dwelling, Outbuilding or Structure may be enlarged, or replaced with any other Dwelling, Outbuilding or Structure.

### **Article III. Bear Creek Landowners Association**

- 3.1 The power to enforce the covenants, conditions, and restrictions of this 2020 Declaration, and to manage the common areas of Bear Creek Ranchettes, is hereby vested in BCLA.
- 3.2 BCLA management shall be in accordance with the provisions of this 2020 Declaration, its Articles of Incorporation, and its Bylaws, subject to the terms set forth in this 2020 Declaration and all applicable laws, regulations and ordinances of any governmental or quasi-governmental body or agency having jurisdiction over the Property or BCLA, as such may be amended from time to time.
- 3.3 Any Owner of a Tract shall automatically be a Member of BCLA, and shall remain a Member thereof in accordance with the Articles and the Bylaws until such time as their ownership of said Tract ceases for any reason, at which time membership in BCLA shall automatically cease.
- 3.4 Membership in BCLA shall not be transferred, pledged or alienated in any way, except upon the transfer of ownership of the Tract to which it is appurtenant, and then only to the new Owner. Any attempt to make a prohibited transfer is void.
- 3.5 BCLA shall have one class of voting membership, and Owners shall be entitled to one vote for each Tract owned. When more than one person holds an ownership interest in any Tract, all such persons shall be Members, but the one vote for such Tract may only be cast by those Members collectively and unanimously. In no event shall more than one vote be allotted to any Tract.
- 3.6 A Board of Directors elected by the Members shall manage the affairs of the BCLA and shall conduct regular and special meetings according to the provisions of the Bylaws.



- 3.7 Each Owner, upon request, shall have the right to require BCLA to make available or give obtainable direction to such Owner, for inspection during normal business hours or under other reasonable circumstances, any then current version of this Declaration, including any amendments thereto, the Articles of Incorporation, the Bylaws, and the books, records, and financial statements of BCLA.
- 3.8 An Owner of any Tract, by acceptance of a deed thereto, whether or not it shall be so expressed in such deed, is deemed, as a part of the purchase money consideration for such deed and conveyance, to covenant and agree to pay to BCLA: (1) annual assessments or charges, and (2) special assessments for - capital improvements or extraordinary expenses, such assessments to be established and collected as provided in the Bylaws. No owner of a Tract may exempt themselves from liability for his/her contribution toward the common expenses by waiver of the use or enjoyment of any common areas, or by the abandonment of his/her Tract.
- 3.9 All assessments levied by BCLA shall be used exclusively to promote the health, safety and welfare of all the Members, preserving or enforcing the rights and obligations of the Owners and BCLA, or for the improvement, maintenance and operation of any common areas, if any. Annual assessments shall include an adequate reserve fund for maintenance, repairs and replacement of any common areas, if any.
- 3.10 The annual assessment for all Tracts shall be determined by the Board of Directors in the manner provided for herein after the determination of current maintenance costs and the anticipated needs of BCLA during the year for which the assessment is being made. The maximum annual maintenance assessment may be adjusted by the majority vote of the Board of Directors but shall not be increased by more than fifteen percent (15%) above that of the previous year without a vote of the membership. Any increase in the maximum annual assessment of more than fifteen percent (15%) shall require a vote approval of two-thirds (2/3) vote or written consent of Members who are voting in person or by proxy at a Special meeting duly called for that purpose.
- 3.11 In addition to annual assessments, BCLA may levy in any assessment year, a Special Assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any reconstruction, repair or replacement of any common areas, or to finance or defray the cost of any extraordinary expense of BCLA, provided that any such assessment shall have the assent of three-fourths (3/4) vote (a supermajority) approval of Tract Owners who are voting in person or by proxy at a Special meeting duly called for that purpose, written notice of which shall be sent to all Owners at least ten days in advance and shall set forth the purpose of the meeting.
- 3.12 The quorum for actions authorized under sections 10 and 11 (above), shall be as follows: At the first meeting called, as provided in sections 10 and 11 hereof, the presence at the meeting of Members, or of proxies entitled to cast sixty (60) percent of all votes of the tract owners, shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Sections 10 and 11, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that such reduced

- quorum requirement shall not be applicable to any such subsequent meeting held more than sixty (60) days following the preceding meeting.
- 3.13 The annual assessment provided for herein shall commence against each Tract on a date as determined by the Board of Directors. Assessments for each year shall become due and payable and shall be collected annually. The due date of any special assessment under Section 3.11 shall be fixed in the resolution authorizing such assessment.
  - 3.14 By November of each year, the Board of Directors shall fix the amount of the annual assessment against each Tract for the following year and shall, at that time, prepare a roster of the Tracts and assessments applicable thereto, which shall be kept in the office of BCLA and shall be open to inspection by any Owner. Written notice of the assessment shall thereupon be sent to every Owner.
  - 3.15 If any assessment is not paid on January 1 when due, or 60 days thereafter, then such assessment shall become delinquent and together with interest thereon and costs of collection thereof, shall become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives, successors and assigns. All past due and unpaid assessments shall bear interest at the rate of eighteen percent per annum from the date due until the date paid. BCLA shall be entitled to record a Notice of Lien or notice of unpaid assessments in the real property records for any assessment remaining unpaid more than 60 days after the due date thereof. BCLA shall be entitled to collect from the delinquent Owner the costs of BCLA for the collection of any past due assessments or charges, including a reasonable fee for the preparation, recordation or release of any notice, and reasonable attorney's fees incurred in the collection of the account if the assessment is not paid within one hundred and twenty (120) days. After the due date, BCLA may bring an action at law against the Owner to pay the same or to foreclose the lien against the Tract. There shall be added to the amount of such assessment all reasonable expenses of collection including reasonable attorney's fees and costs of suit.
  - 3.16 The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Tracts subject to assessment, provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to the sale or transfer of such Tract pursuant to a decree of foreclosure, or a conveyance expressly made in lieu of foreclosure. Such sale or transfer shall not relieve such Tract from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment nor shall this subordination relieve any purchaser of a Tract which has not been the subject of foreclosure or conveyance in lieu of foreclosure from liability for assessments arising prior to acceptance of a deed to such Tract.

#### **Article IV. Amendment Procedure**

- 4.1 A proposed written amendment to one or more of the CC&Rs shall be attached to a petition signed by at least ten Members representing ownership interests in at least ten Tracts and delivered to the BCLA Secretary.
- 4.2 The Secretary shall certify the submittal and place the proposed amendment(s) on a ballot for a vote of the membership within thirty days of certification.
- 4.3 Each Tract shall be entitled to only one ballot and only one vote, regardless of the number of its owners.
- 4.4 The BCLA Board shall determine the form and means of distributing and receiving ballots to and from members, whether by mail, digitally, or in person, so long as every member is given actual or constructive notice of the ballot.
- 4.5 In any event, the mailing of a written ballot via certified mail, with return receipt requested, to the owner's(s') name(s) and mailing address(es) reflected in the Gillespie County Appraisal District records shall be deemed sufficient constructive notice.
- 4.6 Ballot instructions shall state the date and time by which a ballot must be received by the BCLA Secretary in order to be counted. This deadline date shall be at least 30 days after the date balloting is opened, or if ballots shall be mailed, then at least 30 days after the postmark date of the last such mailing.
- 4.7 The proposed amendment(s) shall be adopted if at least 65% of votes indicate adoption.
- 4.8 The BCLA Secretary shall file all adopted amendments in the Official Public Records of Gillespie County within ten business days following adoption.
- 4.9 The Secretary shall notify members of the results of the vote and shall deliver a copy of any filed document to members via regular mail and/or email.

These covenants, conditions, and restrictions shall be binding upon and inure to the benefit of all Tract Owners. A Tract Owner shall be the holder of legal title as shown by the real property records of Gillespie County, Texas. In the event of a transfer or sale of property the current owner shall notify the BCLA Board of Directors, at least 7 days prior closing Tract title, new owner names and contact information. A transferring Owner shall continue to be liable for all obligations of the Owner to BCLA, notwithstanding the transfer of title, accrued up to and including the record date of the transfer of title.

If any term or provision of this instrument or the application thereof shall be held to be invalid, all other terms and provisions of these restrictive covenants or the application thereof shall not be affected thereby, nor shall any failure of the Developer, BCLA or Tract owner to seek enforcement of any term or provision constitute a waiver of any right to do so in the future or the validity or enforceability of such term or provision.

BCLA and any person, firm, or corporation hereinafter having any right, title or interest in any Tract in the Property shall have the right to enforce, by any proceeding at law or in equity all

covenants, conditions, and restrictions herein by injunction or other lawful procedure and to recover any damages resulting from such violations. Damages for the purpose of this paragraph shall include court costs and necessary attorney fees.

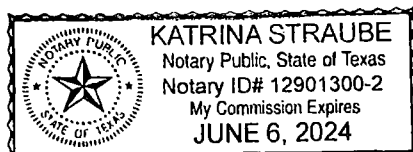
No Tract owner shall use either of the phrases "Bear Creek Ranchettes" or "Bear Creek" or any word or words similar thereto, in connection with any Tract or any uses permitted hereunder in connection with any Tract, without the prior written consent of Developer. This restrictive covenant is for the sole benefit of and may be enforced only by Developer.

Signed this 17<sup>th</sup> day of July, 2020.

  
 \_\_\_\_\_  
 Charles G. Wilson, President

STATE OF TEXAS           §  
 COUNTY OF GILLESPIE   §

**This Instrument, the Fourth Amended Declaration of Covenants, Conditions, and Restrictions for Bear Creek Ranchettes, was acknowledged before me on this 17th day of July, 2020, by Charles G. Wilson, President of Bear Creek Landowners Association, on behalf of said Association and directed by at least 65% of votes (19 For, 3 Against) to hereby adopt this Instrument.**

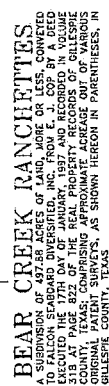


  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS



Mary Lynn Rusche

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## 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.**

810 Clear Creek

Fredericksburg, TX 78382

CONCERNING THE PROPERTY AT

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller    is X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?    APPRX 10-24 (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: <u>X</u> sump <u>  </u> grinder | X |   |   |
| Rain Gutters                          | X |   |   |
| Range/Stove                           | X |   |   |
| Roof/Attic Vents                      | X |   |   |
| Sauna                                 |   | X |   |
| Smoke Detector                        | X |   |   |
| Smoke Detector - Hearing Impaired     |   | X |   |
| Spa                                   |   | X |   |
| Trash Compactor                       |   | X |   |
| TV Antenna                            | X |   |   |
| Washer/Dryer Hookup                   | X |   |   |
| Window Screens                        |   | X |   |
| Public Sewer System                   |   | X |   |

| Item                      | Y | N | U | Additional Information                                          |
|---------------------------|---|---|---|-----------------------------------------------------------------|
| Central A/C               | X |   |   | <u>1</u> electric <u>2</u> gas number of units: <u>3</u>        |
| Evaporative Coolers       |   | X |   | number of units: <u>  </u>                                      |
| Wall/Window AC Units      |   | X |   | number of units: <u>  </u>                                      |
| Attic Fan(s)              |   | X |   | if yes, describe: <u>  </u>                                     |
| Central Heat              | X |   |   | <u>1</u> electric <u>2</u> gas number of units: <u>3</u>        |
| Other Heat                |   | X |   | if yes, describe: <u>  </u>                                     |
| Oven                      | X |   |   | number of ovens: <u>2</u> electric gas other: <u>  </u>         |
| Fireplace & Chimney       | X |   |   | <u>X</u> wood gas logs mock other: <u>  </u>                    |
| Carport                   |   | X |   | <u>  </u> attached <u>  </u> not attached                       |
| Garage                    | X |   |   | <u>  </u> attached <u>  </u> not attached                       |
| Garage Door Openers       | X |   |   | <u>2</u> number of units: <u>  </u> number of remotes: <u>2</u> |
| Satellite Dish & Controls | X |   |   | owned leased from: <u>  </u>                                    |
| Security System           | X |   |   | owned leased from: <u>  </u>                                    |

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Initialed by: Buyer:    and Seller: DS

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

|                                 |                                     |                          |                          |                                                                    |                                         |
|---------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------------------------------------------------|-----------------------------------------|
| Solar Panels                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | owned                                                              | leased from: _____                      |
| Water Heater                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> electric                       | gas other: _____ number of units: _____ |
| Water Softener                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> owned                          | leased from: _____                      |
| Other Leased Items(s)           | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | if yes, describe: _____                                            |                                         |
| Underground Lawn Sprinkler      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> automatic                      | manual areas covered _____              |
| Septic / On-Site Sewer Facility | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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: metal Age: 2003 (approximate)

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

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

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

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

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

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

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

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

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

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

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Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: \_\_\_\_\_, \_\_\_\_\_

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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):

OAK WILT IN AREA, NOT SURE ABOUT THIS PROPERTY  
PROPANE TANK BURIED ON WEST SIDE OF HOUSE  
CREEK AT NORTH BORDER OF PROPERTY

\*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.

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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: \_\_\_\_\_

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

Fees or assessments are: \$ 65 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.

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Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: BS, \_\_\_\_\_

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

- ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

MOI Remediation was performed by previous owner

**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.

 10/20/25  
Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: DAN SCHROEDER 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:

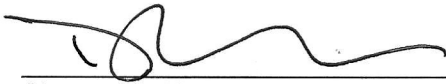
Electric: CTEC  
Sewer: -  
Water: -  
Cable: UWK  
Trash: UWK  
Natural Gas: -  
Phone Company: -  
Propane: Hill Country Propane  
Internet: Bee Creek

phone #: 830-997-2126  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: 830-997-8621  
phone #: 830-990-1258

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.



10/20/25

Signature of Buyer

Date

Signature of Buyer

Date

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_





## 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

810 Clear Creek  
Fredericksburg, TX 78382

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Drainfield ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: SEE DRAWING ☐ Unknown
- (4) Installer: \_\_\_\_\_ ☒ Unknown
- (5) Approximate Age: 22 yrs ☐ Unknown

#### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? Unknown
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

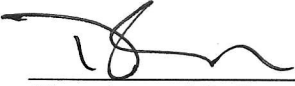
#### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☒ permit for original installation ☐ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ \_\_\_\_\_
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| <u>Facility</u>                                           | <u>Usage (gal/day)<br/>without water-<br/>saving devices</u> | <u>Usage (gal/day)<br/>with water-<br/>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.**

  
\_\_\_\_\_  
Signature of Seller  
**Dan Schroedar**

10/20/25  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Date

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Date