

# EUREKA FARM

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249 EUREKA LN., FREDERICKSBURG, TEXAS



# FREDERICKSBURG REALTY TEXAS RANCH REALTY

## Eureka Farm

249 Eureka Ln. | Fredericksburg, Texas 78624 | Gillespie County

39.82+/- Acres

\$4,650,000

## Agent

Krista Bennett

## Property Highlights

- **39.82± unrestricted acres**
- Approximately **1,700± feet of Pedernales River frontage**
- Level, highly usable pastureland with mature riverbank trees
- **Located minutes from Fredericksburg in the SE part of Gillespie County**
- Just minutes to **Highway 290**
- Accessed by a **privately owned road**
- Near **Marjorie Farms** and **Alexander Vineyards**
- **Main home:** approx. **3,544 SF of living space**
  - An original **1940 German homestead**, 2-bed/2.5-bath, with later additions
  - Multiple living areas and covered porches
  - Panoramic views overlooking open pasture and ranch grounds
- **Guest quarters:** approx. **1,512 SF of living space**
  - Built in **2023, 3-bed//2-bath manufactured home**
- **Horse-ready infrastructure** includes:
  - A well-equipped **six-stall horse barn**
  - Wash rack
  - Tack room
  - Individual turnouts
  - Pipe fencing
- Hay barn/workshop , loafing sheds, and utility buildings
- Stock trailer/RV barn
- A robust well and two septic tanks (one aerobic)
- Suitable for **horse property, family compound, recreation, investment, or full-time residence**

## Property Taxes:

\$6,275.07 w/exemptions

\$50,069.29 w/o exemptions

## Welcome to Eureka Farm!

Set along approximately **1,700 feet of the Pedernales River**, Eureka Farm offers a rare opportunity to own unrestricted riverfront acreage in one of the most desirable areas of Gillespie County. Accessed by Eureka Ln, a privately owned road, the property offers an added sense of privacy as level pastureland stretches toward the water and mature trees line the riverbanks, creating a shaded corridor rich with wildlife and Hill Country beauty. Located just minutes from Fredericksburg and the renowned wineries and vineyards along the Texas Highway 290 Wine Trail, the property blends scenic Hill Country beauty with exceptional usability and long-term investment potential.

At the center of the ranch is a distinctive **3,544± sq. ft. main home**, blending an original German homestead with thoughtful additions that expand the living space while preserving the property's character. The home offers a warm, established feel with multiple living areas, inviting outdoor spaces, and views over the surrounding grounds. A **1,512± sq. ft. guest house** adds flexibility for extended family, ranch help, or additional accommodations, making the property well suited for multigenerational use or a family compound setup.

Designed with both lifestyle and utility in mind, the ranch includes extensive improvements that support equestrian, agricultural, and storage needs. A well-equipped six-stall horse barn complete with a wash rack, tack room and individual turnouts, along with pipe fencing, barns, sheds, RV storage, and open pasture well suited for horses, livestock or general ranch use. A strong well further enhances the property's long-term utility. Whether envisioned as a private riverfront homestead, horse property, recreational retreat, or legacy investment, Eureka Farm stands out for its combination of water, usability, improvements, and location.

Schedule a private showing to explore the possibilities this unique Pedernales River ranch has to offer.

MLS #: A103919A (Active) List Price: \$4,650,000 (33 Hits)

249 -- Eureka Ln Fredericksburg, TX 78



**Type:** Farm Land, Single Family Residential  
**Best Use:** Residential, Recreational, Investment  
**Topography:** Level, Gentle Sloping, Gentle Sloping, Flood Plain, Few Trees, Views  
**Surface Cover:** Native Pasture, Improved Pasture  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:**

**Original List Price:** \$4,650,000  
**Area:** City-Southeast  
**Subdivision:** N/A, Not in Sub  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City:** 10-15 miles  
**Property Size Range:** 26-50 Acres  
**Apx Acreage:** 39.8200  
**Seller's Est Tax:** 6275.00  
**Showing Instructions:** Call Listing Agent  
LA Must Accompany  
**Days on Market** 4

**Tax Exemptions:** HS, Ag **Taxes w/o Exemptions:** \$50,069.29 **Tax Info Source:** CAD **CAD Property ID #:** 21073,34262,19207 **Zoning**  
**Flood Plain:** Yes **Deed Restrictions:** No **Easements:** Electric Service **Road Maintenance Agreement:** No

**HOA:** No **HOA Fees:** **HOA Fees Pd:**

**Items Not In Sale:**

**Documents on File:** Survey/Plat, Aerial Photo, Well Log, Septic Permit

**Water:** Well  
**Sewer:** Aerobic Septic, Septic Tank  
**Utilities:** CTEC Electric on Property  
**Access/Location:** County Road, Private, Gravel  
**Minerals:** Unknown

**Improvements:** Barn, Corrals, Guest House, House, Stables, Storage Building, Workshop  
**Misc Search:** Livestock Permitted, Mobile Homes Permitted  
**Fence:** Cross Fenced, Pipe, Perimeter, Partial

**TrmsFin:** Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No  
**Title Company:** Hill Country Titles **Attorney:** **Refer to MLS#:**

**Location/Directions:** Head SE on Hwy 290 E/W Main St. for 6.5 miles. Turn left onto Goehmann Ln. Cross the cattle guard and Eureka on the left. (5557 Goehmann Ln takes you to the gate in Google Maps)

**Owner:** MICHAEL F GROSSMAN Management Trust

**Legal Description:** ABS A0720 J D WATKINS #26, 39.2 ACRES, HOMESITE-AG- MIKE GROSSMAN M/H LOCATED ON THIS PROP ABS A0720 J D WATKINS #26, 1.0 ACRES, -HOMESITE-LIFE ESTATE ABS A0720 J D WATKINS #26, -M/H ONLY HOMESITE- LOCATED ON MICHAEL F GROSSMAN MANAGEMENT TRUST PROP-, HUD# PFS1342315 HUD#2 PFS1342316 TITLE # PERSONAL

**Instructions:** Listing agent to accompany

**Public Remarks:** Set along approximately 1,700 feet of the Pedernales River, Eureka Farm presents a rare opportunity to own 39± acre unrestricted riverfront land in the heart of Gillespie County. Accessed by Eureka Lane, a privately owned road, the property offers an sense of privacy as level pastureland stretches toward the water and mature trees line the riverbanks, creating a shaded corridor rich wildlife and classic Hill Country beauty. Just minutes from Fredericksburg and the renowned wineries along the Texas Highway 290 W Trail, the ranch balances peaceful seclusion with convenient access to one of the region's most sought-after destinations. At the center the property sits a 3,544± sq. ft. residence, thoughtfully expanded from an original German homestead, blending historic character w generous living spaces and inviting outdoor areas overlooking the surrounding landscape. A 1,512± sq. ft. guest house provides comf accommodations for extended family, guests, or ranch staff. Designed with both lifestyle and function in mind, the ranch includes a well equipped six-stall horse barn complete with a wash rack, tack room and individual turnouts, along with pipe fencing and open pasture suited for horses or livestock. Additional improvements include a hay barn/workshop, loafing sheds, and a stock trailer/RV barn. A stro water well further enhances the property's long-term utility. Whether envisioned as a private riverfront estate, equestrian retreat, or le Hill Country holding, Eureka Farm offers a rare combination of water, acreage, improvements, and location along the Pedernales River.

**Agent Remarks:**

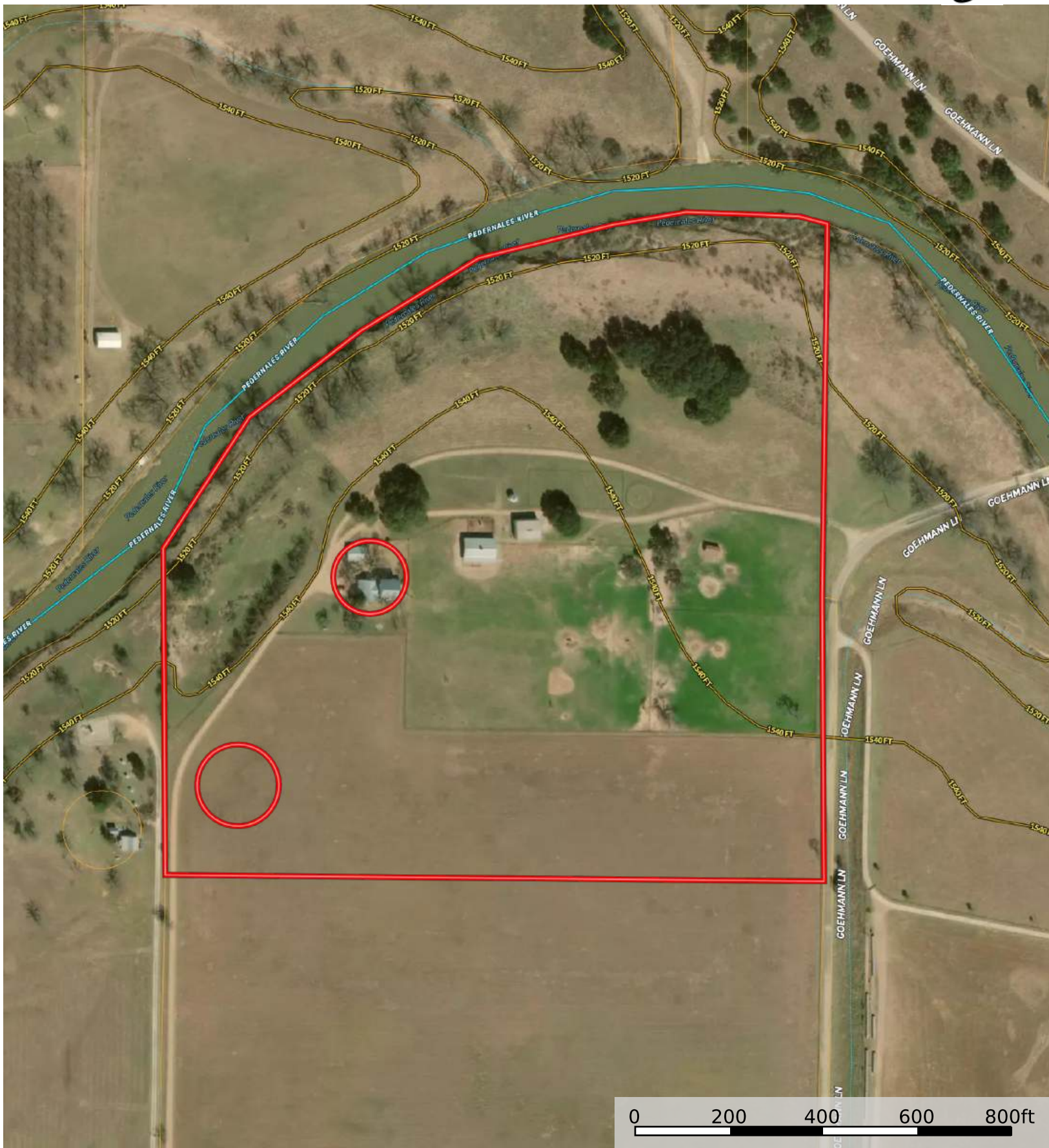
**Withdraw Comments:**

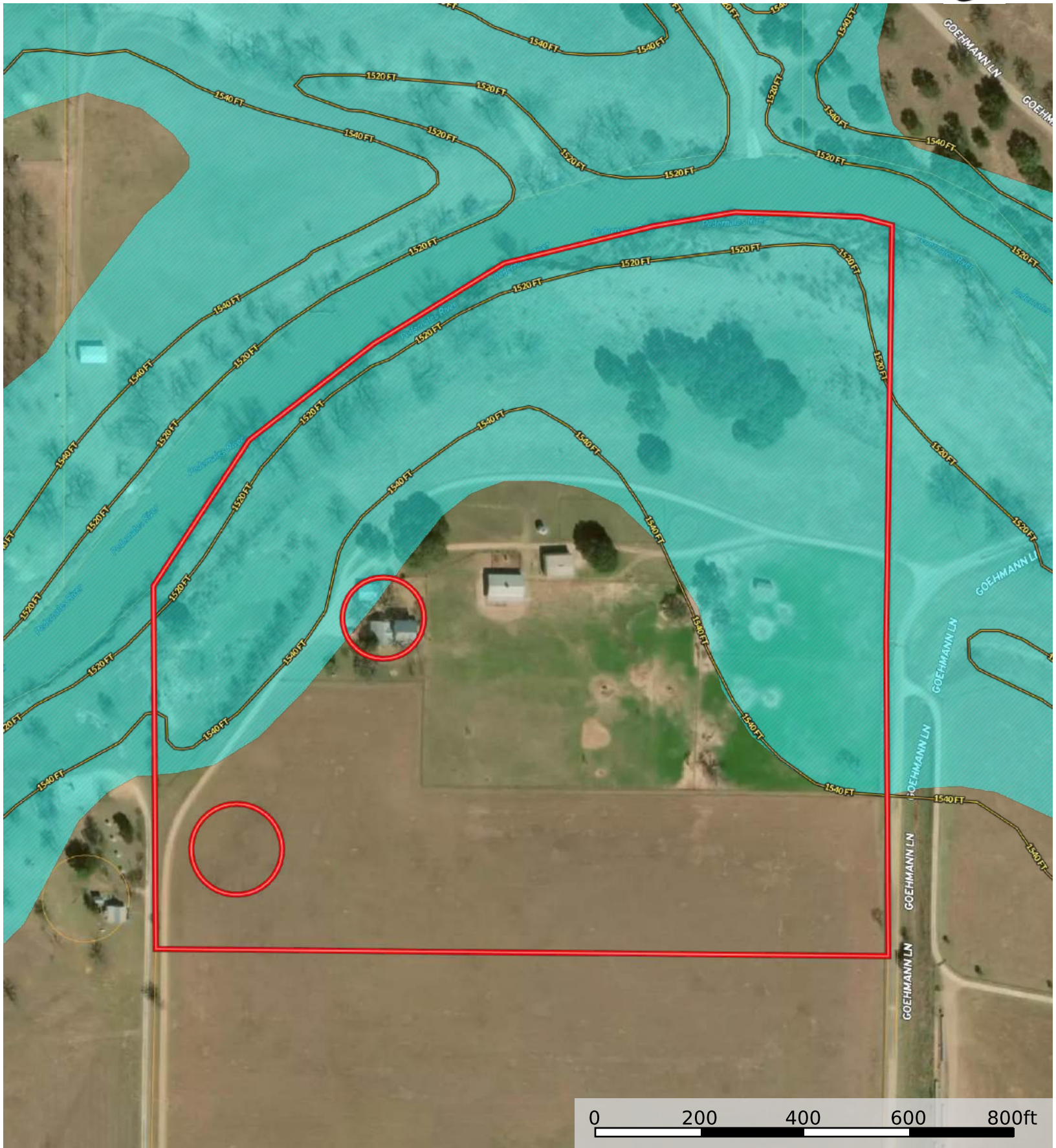
**Display on Internet:** Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

**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:** Krista Bennett (#:127)  
**Agent Email:** [krista@fredericksburgrealty.com](mailto:krista@fredericksburgrealty.com)  
**Contact #:** (830) 998-0633  
**License Number:** 0622568





ATTENTION OWNER: Confidentiality  
Privilege Notice on Reverse Side

STATE OF TEXAS  
WATER WELL REPORT

1) OWNER: LEIFHEIT, DARRYL ADDRESS: 5557 GOEHMAN LANE CITY: FREDERICKSBURG STATE: TX ZIP: 78624-

2) ADDRESS OF WELL:  
County: GILLESPIE GRID # 57-50-3  
Street or RFD: 500' S OF PEDERNALES RIVER ON GOEHMAN LANE; 600' W AT BARN  
City, State, Zip code: TX -

3) TYPE OF WORK: NEW WELL 4) PROPOSED USE: DOMESTIC  
If Public Supply well, were plans submitted to the TNRCC?

6) WELL LOG: 20177	DIAMETER OF HOLE		7) DRILLING METHOD:	8) BOREHOLE COMPLETION:			
	DIAMETER	FROM TO		IF GRAVEL...	FROM	FT. TO	FT.
DATE DRILLING:	9	0 61.5	AIR ROTARY/HAMMER	OPEN HOLE			
STARTED: 05/23/00	6	61.5 240		IF GRAVEL...	FROM	FT. TO	FT.
COMPLETED: 05/23/00				FROM	FT. TO	FT.	

CASING, BLANK PIPE, AND WELL SCREEN DATA:

DIA	NEW/USED	DESCRIPTION	FROM TO	GAGE CASING SCREEN
6	N	PVC CASING	+1.5 61.5	SCH 40

GEOLOGICAL DESCRIPTION:

FROM	TO	DESCRIPTION
0	1	TOPSOIL
1	8	CLAY-BROWN GRAVEL
8	30	SAND GRAVEL
30	60	LIMESTONE-BROWN LIMESTONE-GRAY CLAY-BROWN <i>Flow</i>
30	60	CLAY-YELLOW
60	110	DOLOMITE-WHITE LIGHT DOLOMITE-GRAY
110	165	LIGHT MEDIUM DOLOMITE-GRAY <i>Fill</i>
165	180	LIGHT DOLOMITE-GRAY DOLOMITE-RED
180	240	LIGHT MEDIUM DOLOMITE-GRAY

9) CEMENTING DATA:  
Cemented from 0 FT. TO 61.5 FT. No. of Sacks Used 15  
FT. TO FT.  
Method used: GROUT  
Cemented by: TAYLOR VIRDELL, JR.  
Distance to septic field lines: ft.  
Method of verification of above distance:

10) SURFACE COMPLETION:  
PITLESS ADAPTER USED

11) WATER LEVEL:  
STATIC LEVEL : 40 FT. DATE: 05/23/00  
ARTESIAN FLOW: GPM. DATE:

12) PACKERS:

TYPE	DEPTH
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13) TYPE PUMP: SUBMERSIBLE DEPTH TO PUMP: 220  
14) WELL TEST: JETTED YIELD: 100+ GPM WITH FT DRAWDOWN AFTER HRS

15) WATER QUALITY: TYPE OF WATER: GOOD DEPTH OF STRATA: 70,100,110,129,171,192 NO CHEMICAL ANALYSIS MADE  
NO STRATA OF UNDESIRABLE WATER PENETRATED 580 T.D.S.

COMPANY NAME: VIRDELL DRILLING INC. WATER WELL DRILLER'S LICENSE NO. 1900 4071 WPKL FOR TWC USE ONLY  
ADDRESS: 111 E. GRAYSON ST. CITY: LLANO STATE: TX ZIP CODE: 78643 WELL NO. \_\_\_\_\_  
LOCATED ON MAP \_\_\_\_\_

I HEREBY CERTIFY THAT THIS WELL WAS DRILLED BY ME (OR UNDER MY SUPERVISION) AND THAT EACH AND ALL OF THE STATEMENTS HEREIN ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT FAILURE TO COMPLETE ITEMS 1 THRU 15 WILL RESULT IN THE LOG(S) BEING RETURNED FOR COMPLETION AND RESUBMITTAL.

(signed) Taylor VirdeLL (LICENSED WATER WELL DRILLER) (signed) \_\_\_\_\_ (REGISTERED DRILLER TRAINEE)

R-01949

**\* NOTE: SEE PERMIT # 3710**

APPLICATION FOR PRIVATE SEWAGE SYSTEM  
CONSTRUCTION PERMIT AND LICENSE

DATE July 7, 1994 PERMIT NO. 2288 FEE 130.00

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

OWNER CHRISTY PETERSON BROWN PHONE NO. 210-512-991-4950

MAILING ADDRESS P.O. Box 8229 Corpus Christi, Texas 78468

HOUSE NO. AND STREET ADDRESS  Hwy 290 E AND <sup>555'</sup> GOEHMAN LANE

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH  
NAME \_\_\_\_\_  
SIZE ACREAGE OR TRACT 176.2 SECTION J. Williams BLOCK ABST. 720 LOT \_\_\_\_\_

DESCRIPTION OF STRUCTURE TO BE SERVED Sup. # 26  
House (  ) Mobile Home ( ) Other \_\_\_\_\_  
Commercial \_\_\_\_\_

(Type of Business)  
Living Area ( ) Bedrooms ( 2 ) Bathrooms ( 1 ) Disposal ( )  
Washing Machine (  ) Dishwasher (  ) Water Softner ( ) Other \_\_\_\_\_  
Water Supply By: Public System ( ) Community ( ) Individual (  )

DATE July 7, 1994 INSPECTOR-SANITARIAN Dwain C Boos

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.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #) JACKIE KUNZ (PANICK REAL ESTATE) 104 W. MAIN, F96 997-5684

DATE July 7, 1994 Jackie Kunz  
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) PERMIT GOOD FOR 365 DAYS, PCB.

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.  
OFFICIAL USE ONLY

SITE INSPECTION OR PERCOLATION TEST

DATE July 20, 1994 PERMIT NO. 2288 FEE \_\_\_\_\_

TYPE SOIL  Rocky ( ) Gravel ( ) Sand (  ) Other SANDY CLAY

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

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

HOLES (1) \_\_\_\_\_ (2) \_\_\_\_\_ (3) \_\_\_\_\_ (4) \_\_\_\_\_ (5) \_\_\_\_\_ (6) \_\_\_\_\_  
(7) \_\_\_\_\_ (8) \_\_\_\_\_ PERC. TEST AVERAGE \_\_\_\_\_

DATE July 20, 1994 INSPECTOR-SANITARIAN Dwain C Boos

COMMENTS:  
SOIL SURVEY OF GILLESPIE CO. TX. -> HEATLY: HE "A" Loamy FINE SAND & 0-28" 28-90 SANDY CLAY LOAM  
THREE TEST HOLES WERE DUG  
ALL TEST HOLES SHOW ADEQUATE SOIL DEPTH.  
THE TWO HOLES CLOSEST TO THE HOUSE WOULD REQUIRE A LARGER SYSTEM, BECAUSE OF A SLIGHTLY HIGH CLAY CONTENT.  
THE TEST HOLE TO THE EAST IS THE BEST HOLE FOR THE SMALLEST SQFT. OF DRAIN FIELD, SANDY CLAY & SANDY CLAY LOAM  
REQUIRE 1000/20 TANK DRAINFIELD SIZE 500-600 SQFT.

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE Sept 21, 1994 PERMIT NO. 2288 FEE \_\_\_\_\_

MANUFACTURER CONCRETE PRODUCTS Co.

TANK #1 SN# 82694 TANK #2 SN# \_\_\_\_\_

SIZE TANK #1 1250/20 GALS. TANK #2 \_\_\_\_\_ GALS. TYPE CONCRETE

ABSORPTION TRENCH (  ) LENGTH 235 WIDTH 3'

ABSORPTION BED AREA ( ) SQUARE FEET 705

COMMERCIAL ( ) PRIVATE RESIDENCE (  )

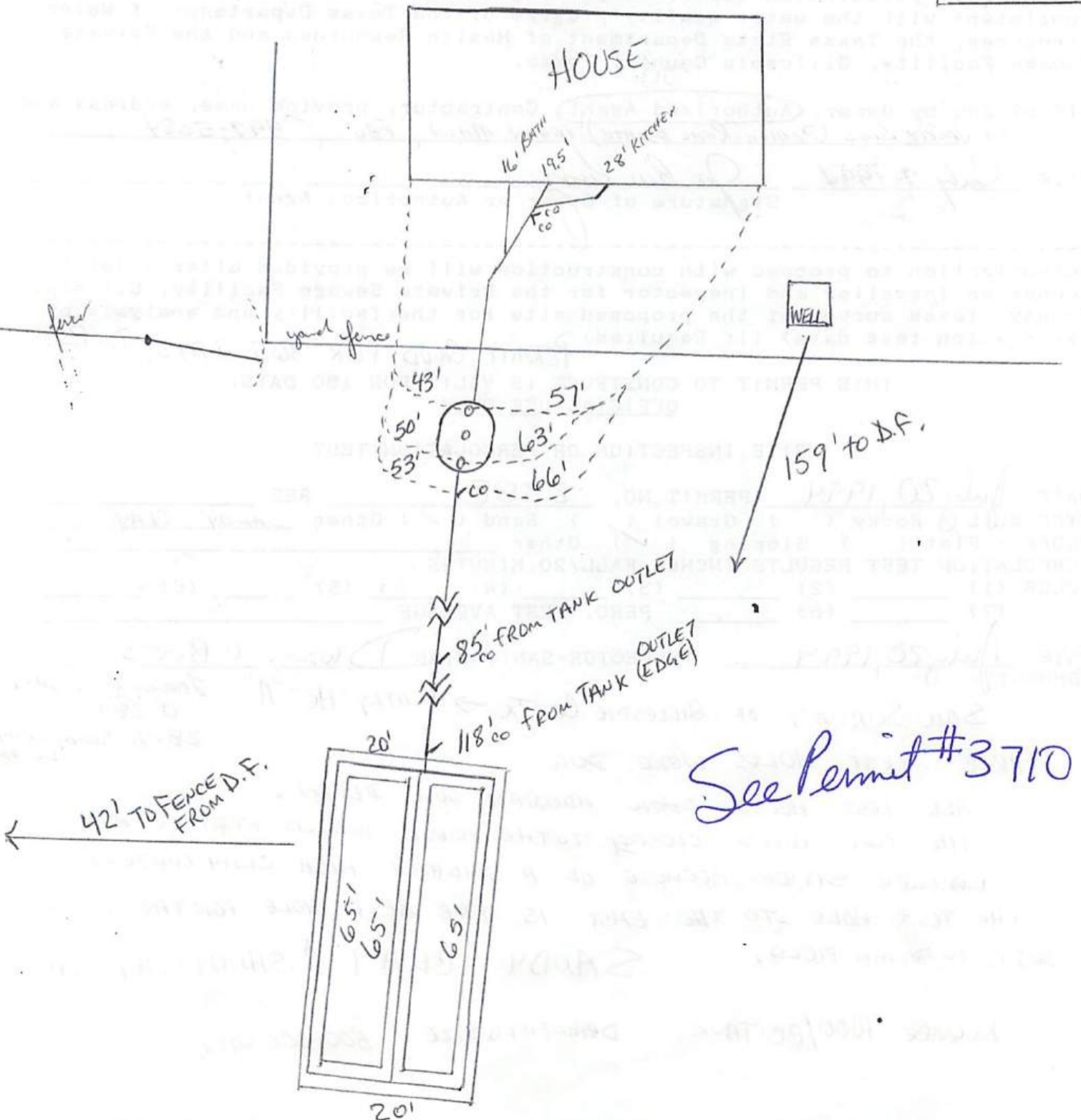
INSTALLER OR CONTRACTOR PETE MORALES

ADDRESS \_\_\_\_\_ PHONE # \_\_\_\_\_

DATE SEPT 21, 1994 FINAL INSPECTION MADE BY Dwain C BOOS

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

GAR.



APPLICATION FOR PRIVATE SEWAGE SYSTEM  
CONSTRUCTION PERMIT AND LICENSE

DATE MARCH 27, 2000 PERMIT NO. 3710 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 LEIFHEIT, DARRYL H PHONE NO. \_\_\_\_\_

MAILING ADDRESS 7302 VALBURN DR AUSTIN TX

HOUSE NO. AND STREET ADDRESS 5557 GOEHMANN LANE

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH  
NAME ABSTRACT 720 J.D. WATKINS

SIZE ACREAGE OR TRACT 176.2 SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

DESCRIPTION OF STRUCTURE TO BE SERVED  
House (  ) Mobile Home ( ) Other \_\_\_\_\_  
Commercial \_\_\_\_\_

(Type of Business)  
Living Area (3000) Bedrooms ( 3 ) Bathrooms ( 2.5 ) Disposal (  ) WHIRLPOOL  
Washing Machine (  ) Dishwasher (  ) Water Softner (  ) Other STANDARD TUB  
Water Supply By: Public System ( ) Community ( ) Individual ( )

DATE MARCH 27, 2000 INSPECTOR-SANITARIAN Dwain C Boos

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.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #) Darryl H. Leifheit

DATE 3/27/00 Signature of Owner or Authorized Agent

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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:

\*NOTE: SEE PERMIT #2288 CHRISTY PETERSON BROWN  
THE TANK FOR THIS PERMIT WAS COLLAPSED COLLAPSED  
BECAUSE THE ADDITION WAS GOING TO BE OVER THE TANK.  
AND A LATERIAL LINE WAS ADDED TO THE EXISTING  
PERMITTED (#2288) SYSTEM TO COVER THE INCREASE IN  
SIZE. ALSO NOTE THE WELL WAS ~~PROPOSED~~ PROPOSED.  
INSTALLER SAID NEW WELL WAS GOING TO BE DRILLED. (5-8-00)

NOV 14 2001  
SCANNED

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE MAY 8, 2000 PERMIT NO. 3710 FEE \_\_\_\_\_

MANUFACTURER Parkes Precast Products

TANK #1 SN# 0504002 TANK #2 SN# \_\_\_\_\_

SIZE TANK #1 1250/gc GALS. TANK #2 \_\_\_\_\_ GALS. TYPE CONCRETE

ABSORPTION TRENCH (  ) LENGTH 313' WIDTH 3' (5' CREDIT)

ABSORPTION BED AREA ( ) SQUARE FEET 1565 sq ft

COMMERCIAL ( ) PRIVATE RESIDENCE (  )

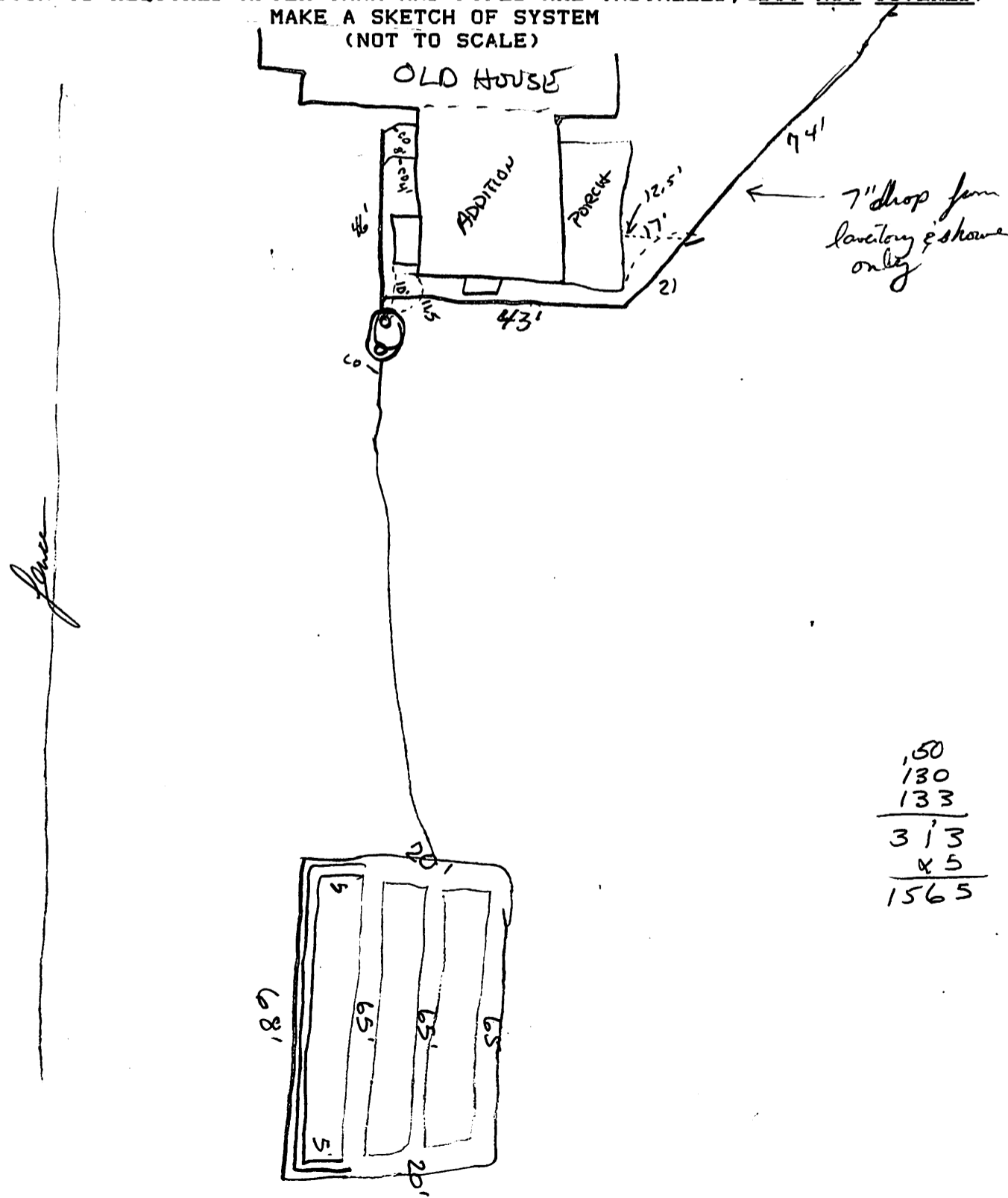
INSTALLER OR CONTRACTOR Pete Morales

ADDRESS FBG. TX 78624 PHONE # 7-5802

DATE MAY 8, 2000 FINAL INSPECTION MADE BY Dwain C. Boos

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)

MAKE A SKETCH OF SYSTEM  
(NOT TO SCALE)



150
130
133
---
313
x 5
---
1565

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MAILING ADDRESS P.O. Box 8229 Corpus Christi, Texas 78468

HOUSE NO. AND STREET ADDRESS Hwy 290 E AND GOENMAN LANE

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME

SIZE ACREAGE OR TRACT 176.4 SECTION J. Williams BLOCK Dist. 220 LOT

DESCRIPTION OF STRUCTURE TO BE SERVED Sub. # 26

House (  ) Mobile Home ( ) Other

Commercial (Type of Business)

Living Area ( ) Bedrooms ( 2 ) Bathrooms ( 1 ) Disposal ( )

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

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

DATE July 7, 1994 INSPECTOR-SANITARIAN Dwight C. Boos

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.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #) JACKIE KUNZ (PANICK REAL ESTATE) 104 W. MAIN, FB6 997-5684

DATE July 7, 1994 Jackie Kunz  
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)

PERMIT GOOD FOR 365 DAYS, PCB.

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.  
OFFICIAL USE ONLY

SITE INSPECTION OR PERCOLATION TEST

DATE July 20, 1994 PERMIT NO. 2288 FEE

TYPE SOIL  Rocky ( ) Gravel ( ) Sand (  ) Other SANDY CLAY

SLOPE - Flat ( ) Sloping (  ) Other

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

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

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

DATE July 20, 1994 INSPECTOR-SANITARIAN Dwight C. Boos

COMMENTS:  
SOIL SURVEY OF GILLESPIE CO. TX. -> HEATLY: HE "A" Loamy fine sand @ 0-28"  
THREE TEST HOLES WERE DUG 28-90 SANDY CLAY LOAM  
ALL TEST HOLES SHOW ADEQUATE SOIL DEPTH.  
THE TWO HOLES CLOSEST TO THE HOUSE WOULD REQUIRE A LARGER SYSTEM, BECAUSE OF A SLIGHTLY HIGH CLAY CONTENT.  
THE TEST HOLE TO THE EAST IS THE BEST HOLE FOR THE SMALLEST SQFT. OF DRAIN FIELD, SANDY CLAY & SANDY CLAY LOAM

REQUIRE 1000/20 TANK DRAINFIELD SIZE 500-600 SQFT.

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE Sept 21, 1994 PERMIT NO. 2288 FEE \_\_\_\_\_

MANUFACTURER CONCRETE PRODUCTS Co.

TANK #1 SN# 82694 TANK #2 SN# \_\_\_\_\_

SIZE TANK #1 1250/20 GALS. TANK #2 \_\_\_\_\_ GALS. TYPE CONCRETE

ABSORPTION TRENCH (  ) LENGTH 235 WIDTH 3'

ABSORPTION BED AREA ( ) SQUARE FEET 705

COMMERCIAL ( ) PRIVATE RESIDENCE (  )

INSTALLER OR CONTRACTOR PETE MORALES

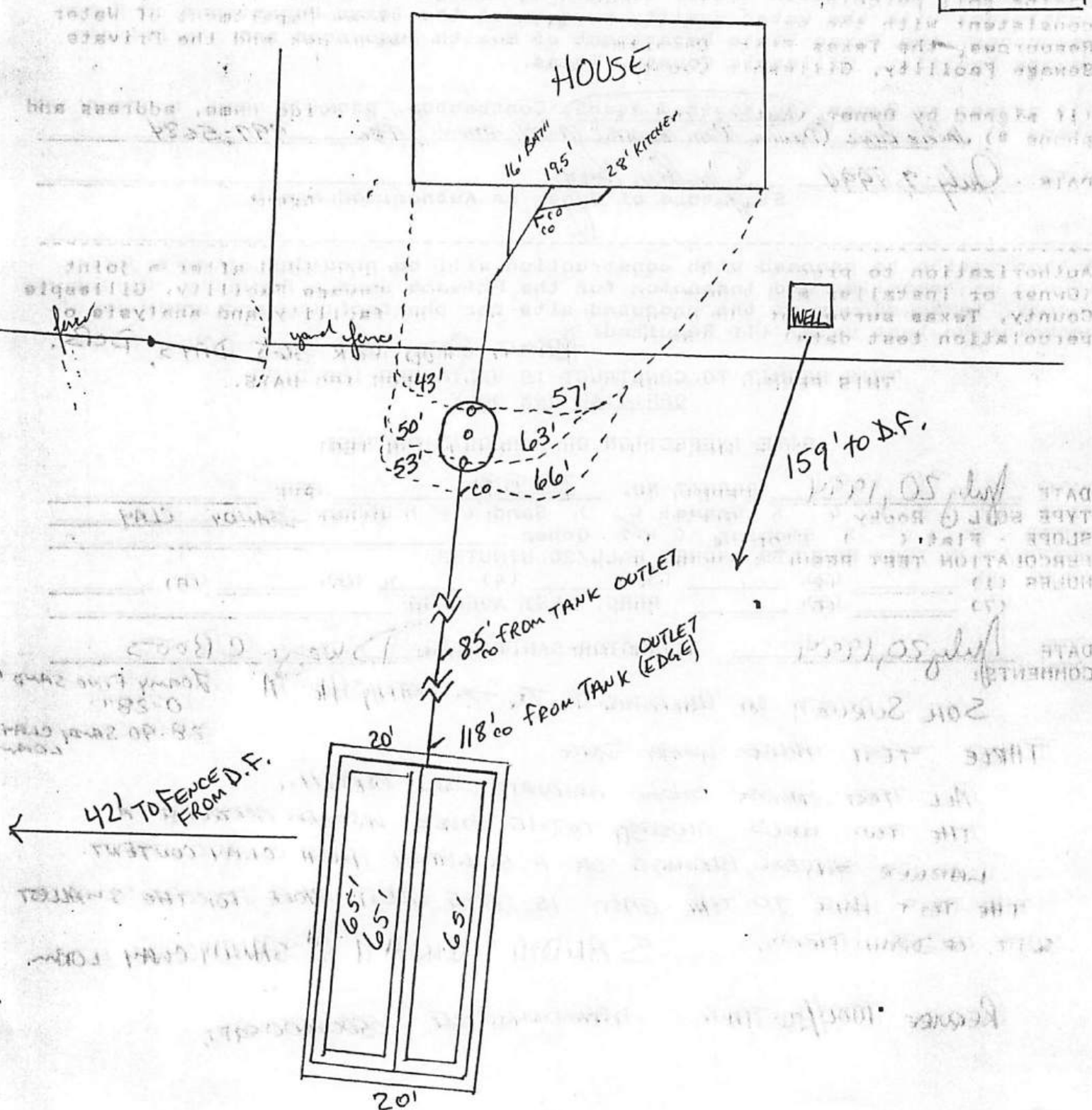
ADDRESS \_\_\_\_\_ PHONE # \_\_\_\_\_

DATE SEPT 21, 1994 FINAL INSPECTION MADE BY Dwain C BOOS

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)

MAKE A SKETCH OF SYSTEM (NOT TO SCALE)

GAR.



Dwayn Boos  
On-Site Sewage Facilities  
101 W. Main St, Mail Unit #9  
Fredericksburg, TX 78624

Notice of Approval

Approved  
10/3/23

Michael F Grossman  
5557 Goehmann Ln.  
Fredericksburg, Tx 78624

**PERMIT #9246**

**Property Location: 5557 Goehmann Ln. Fredericksburg, Tx**

**GILLESPIE COUNTY, TEXAS**

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

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

240 GPD = UP TO 3 BR < 2500 Sq. Ft. Living Area

**Title 30 of the Texas Administrative Code, Chapter 285 Order Adopting Rules of Gillespie County, Texas for On-Site Sewage Facilities requires an on-going maintenance contract for an aerobic surface application OSSF.**

Inspector and Gillespie County Designated Representatives:

Dwayn C Boos OS0011257

Sheryl Sutton OS0006358

Sheryl Sutton

10/2/23 Date



# GILLESPIE COUNTY

## Permit Application for On-Site Sewage Facility

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

Permit # 9246 Date: 9/8/23 Fee: \$375

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

Name of Landowner: GROSSMAN MICHAEL F  
(Last Name or Entity) (First Name) (MI)

Mailing Address: 5557 GOEHMANN LN FREDRICKS BERG TX 78624  
(House # and Street Name/or PO Box) (City & State) (Zip Code)

Daytime Phone Number(s): \_\_\_\_\_ Cell Number(s): 612 802 9397

\*\*\*Email Mandatory MBRO1@AOL.COM

Physical Address/Location of new Septic System: 5557 GOEHMANN LN  
(House # & Street Name)  
FREDRICKS BERG TX 78624 \*\*\* GATE CODE: \_\_\_\_\_  
(City & State) (Zip Code)

Legal Description: Gillespie CAD Property ID #: 21073 Volume 427 Page 991 Instrument# 20192200

Subdivision Name: \_\_\_\_\_ Lot#: \_\_\_\_\_ Blk \_\_\_\_\_ Phase \_\_\_\_\_ Tract \_\_\_\_\_

or  Abstract: ABS A0720 Survey Name and #: JD WATKINS # 26

Total Acreage: 200.9 125.2  Private Well  Public Well (Supplier's Name): \_\_\_\_\_

Name & License # of person installing the Septic System: MICHAEL ALQUIRE OS# 0035002

Email: AL@LOGISTICS LAC@gmail.com Cell #: 830 444 7682

Information on a Single Family Residence:  House  Mobile Home  Manufactured

Total Square Footage of Living Area:  <1500  <2500  <3500  <4500 or \_\_\_\_\_

# of bedrooms 3, # of bathrooms (Full) 2 (Half) 0. Does it have or will it have water saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators: Y or N Water Softener (Demand Initiated Regeneration): Y or N Is the water softener plumbed separate from the OSSF: Y or N

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

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

[Signature]  
(Signature of Landowner)

9-7-2023  
(Date)

Office Use Only:

Daily wastewater usage rate: Q= 240 (gallons/day) Q: UP TO 3 BR < 2500"

Site Evaluation

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

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

Floodplain and/or  Development Permit # 2878-23

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

Affidavit to the Public

Two-year Maintenance Contract

AUTHORIZATION to CONSTRUCT

DR: Sheryl Sutton DATE: 9/12/23

9/12/23  
SS

Certification of Approval

Final Inspection PERMIT # 9246

Date: 10/2/23 Approved by: \_\_\_\_\_

- I. Sewer (House Drain)  3" Sch 40  4" Sch 40  Other: \_\_\_\_\_  
 Slope of sewer pipe to tank  minimum of 1/8"/ft.  
 Cleanouts every <100' and within 5' of 90° bends
- II. Treatment: Conventional Tanks  Aerobic Other: \_\_\_\_\_  
 TANKS SIZE AND COMPARTMENTS SERIAL# RISERS MANUFACTURER  
 1. 600 2/c B23230 Y/N Block Creek  
 2. \_\_\_\_\_ Y/N \_\_\_\_\_  
 3. \_\_\_\_\_ Y/N \_\_\_\_\_  
 4. \_\_\_\_\_ Y/N \_\_\_\_\_
- III. Disposal Field:  Conventional Gravel  Leaching Chambers (Brand) \_\_\_\_\_  
 Low-Pressure Pipe  Mounds  Gravel-Less Pipe  Pressure Emitters (drip)  
 ET Beds  Other: \_\_\_\_\_  
 Subsurface Disposal: \_\_\_\_\_  

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	AREA LENGTH X CREDIT	SQUARE FEET
1. _____ ft.	_____ ft.	_____ ft.	_____	_____	_____ Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____	_____ Sq.ft.
3. _____ ft.	_____ ft.	_____ ft.	_____	_____	_____ Sq.ft.

IV. Surface Disposal (Application):  
 Loading Rate: .064  
 Area Required in Sq. ft. 3150  
 Area Designed in Sq. ft. 3925  
 Timer installed  Y  N  
 Anti-siphon Hole used  Y  N  
 Check valve used  Y  N

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

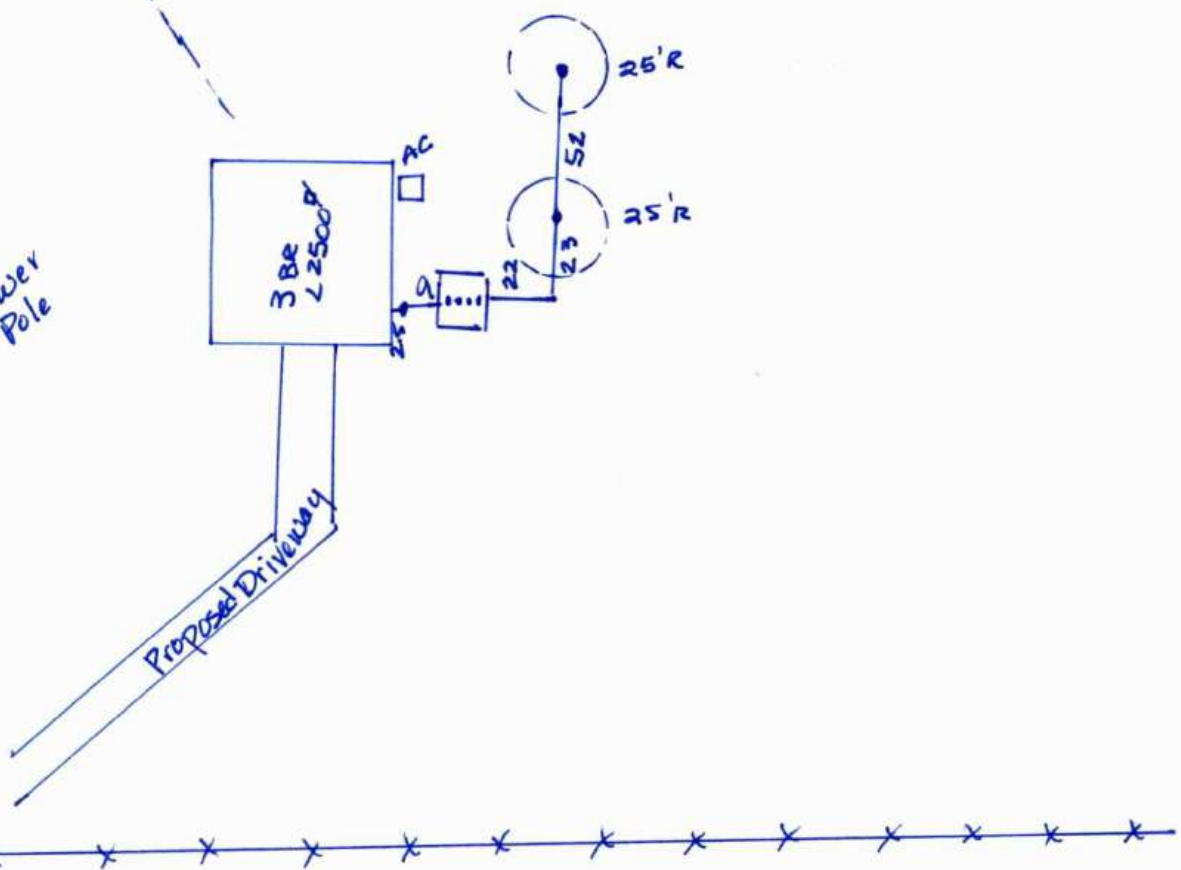
*NuWater B550-  
 AP B550 07230191  
 Comp.-62455*

*Pro Plus #3*

*Other Buildings on Property*

*Over 1500' Well*

*Power Pole*



## SITE EVALUATION FORM

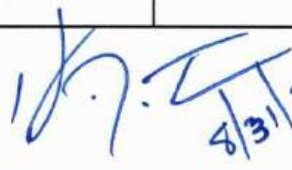
Owner's Name: M. CLAREC BRUSSMAN Date: 8/31/23  
 Site Evaluator: Heath Turner TCEQ OSSF SE #: OS0030263

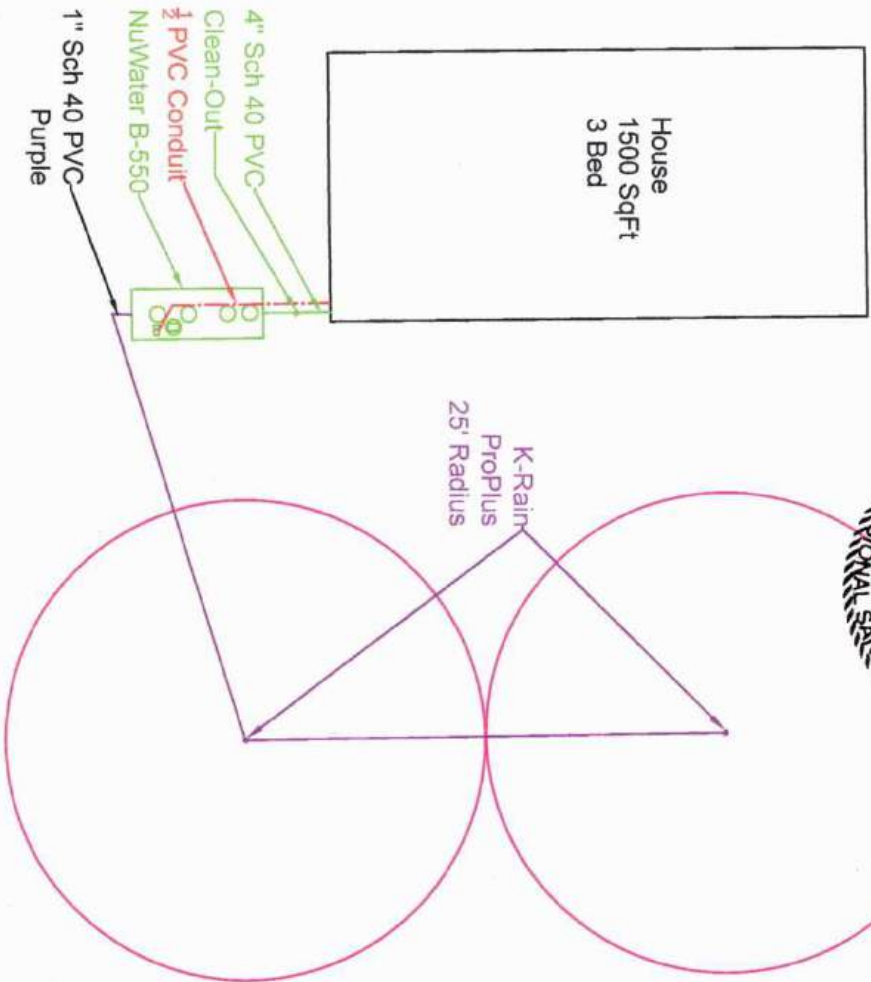
- ◆ At Least two soil evaluations must be performed on the site, at opposite ends of the disposal area. Show the results of each on a separate table. Locations of each must be shown on the site drawing
- ◆ Subsurface disposal, soil evaluations must be performed to a depth of 2 ft below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
- ◆ Describe each soil horizon and identify any restrictive features in the space below. Draw line at the appropriate depths.

Soil Boring # 1					
Depth (ft)	Textural Class	Structure	Drainage Mottles/Water Table	Restrictive Horizon	Comments
0	<u>II</u> LOAM	<u>GRANULAR</u>	NONE	NONE	
1	<u>IV</u>	ANGULAR			
2	CLAY	Blocky			
3					
4					
5					
6					
7					

Soil Boring # 2					
Depth (ft)	Textural Class	Structure	Drainage Mottles/Water Table	Restrictive Horizon	Comments
0	<u>II</u> LOAM	<u>GRANULAR</u>	NONE	NONE	
1	<u>IV</u>	ANGULAR			
2	CLAY	Blocky			
3					
4					
5					
6					
7					

Use additional forms for more than two borings

  
 8/31/23



Slope 2%  
Flood Zone X

Scale 1"=20'



**Construction Notes:**  
1. It is the installer's responsibility to review the design criteria for construction.

2. If discrepancies exist between design and actual site conditions, installer shall notify designer and permitting authority prior to construction.

3. Installer shall be responsible to comply with TCEQ and local codes for proper OSSF installation.

4. The owner or contractor is to be responsible for identifying all property lines, easements and other related improvements either actual or proposed and verify that the septic system installation does not violate any regulation or law. **Water lines shall be a minimum of 10' and wells a minimum of 100' from any OSSF drain-field.**

5. All roof and surface drainage shall be diverted from drain-field by gutter, berms, swales, etc.

6. It is required that water conserving methods be used with this system, including low flush toilets (1.6 gallons per flush), pressure reducing faucets aerators and showerheads to reduce overloading the drain-field.

7. Should seepage or other underground water be found, stop all construction and notify the design engineer and/or the permitting authority.

8. Installer shall notify all utility and pipeline companies with facilities adjacent to or in the vicinity of the proposed construction and have each facility located prior to construction.

9. It is the installer's responsibility to verify the depth and location of all existing utilities during construction and shall protect the same utilities from damage.

10. Installer is responsible for adjusting all risers, clean-outs, and any other surface utility feature to the final finish grade.

11. Final grade of drain-field is to be slightly mounded to facilitate rainwater drainage.

12. Final grade shall be covered with vegetation fully capable of taking maximum advantage of transpiration.

13. Grasses with dormant periods shall be over seeded to provide year round transpiration.

14. Liquid input into this system shall not exceed **240** gallons per day.

**Note:** This design in no way constitutes a warranty, extension of warranty, and/or guarantee of system operation or function. Owner is ultimately responsible for the system upkeep (retaining maintenance, reporting problems, monitoring flow, etc.). While the designer has made diligent effort to preserve vegetation and the landscape, the designer is not responsible for any losses (trees, landscaping, etc.) due to installation, operation, and/or system failure.

Heath A. Turner, RS5189 PO Box 351 Hunt, TX 78024 heath@hatcolic.com 432-386-0451	5557 Goehmann Ln Fredricksberg, TX 78624 ABS A0720 JD Watkins #26, 175.2 ac ID: 21037
-----------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------



Pedernales River

1520

1540

150' Radius

OHP

UGP

ML

Floodway

Flood Zone X



TH #1

TH #2

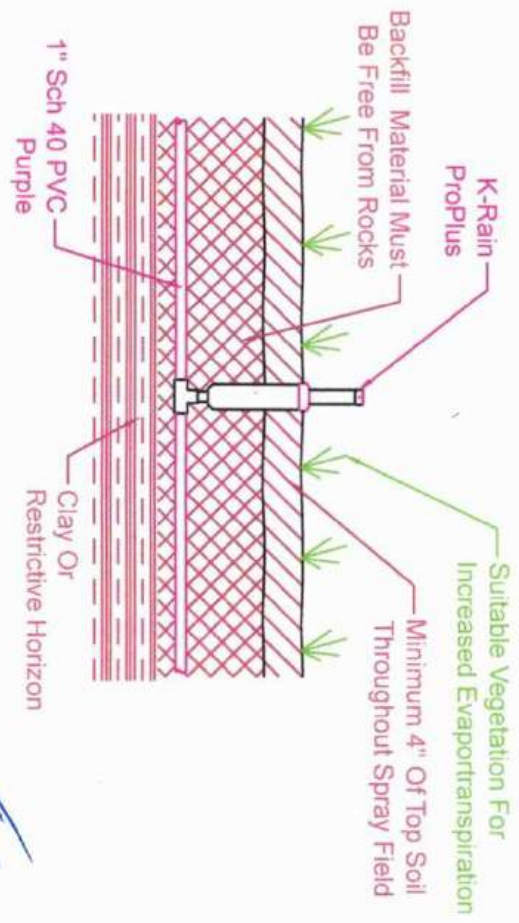
10' SB  
PL

City Well

Scale 1"=70'

Heath A. Turner, RSS5189  
PO Box 351  
Hunt, TX 78024  
heath@hatcollc.com  
432-386-0451

5557 Goehmann Ln  
Fredricksberg, TX 78624  
ABS A0720  
JD Watkins #26, 175.2 ac  
ID: 21037



Square Feet Of House	1500 SqFt
Number Of Bedrooms	3
Aerobic Treatment Unit Size \$285.91 Table II	360 GPD
Proposed Aerobic Treatment Unit Size	600 GPD
Water Usage Rate Q \$285.91 Table III	240 GPD
Effective Load Rate \$285.90 Table I	0.064 GPSqFt
Minimum Require Application Area Q/Ri=A	3750 SqFt
Proposed Number Of Sprinklers (S)	2
$R = \sqrt{A/S/\pi}$	24.44 Ft
Proposed Radius (PR)	25 Ft
Proposed Application Area $A = S \cdot PR \cdot PR \cdot \pi$	3925 SqFt

\$285.33 (d)(2)(G)(i) ...sprinkler operation shall be controlled by commercial irrigation timers set to spray between midnight and 5 a.m.

\$28533 (d)(2)(G)(v) Color coding of distribution system. All new distribution piping, fittings, valve box covers and sprinkler tops shall be permanently colored purple to identify the system as a reclaimed water system according to Chapter 210 of this title (relating to Use of Reclaimed Water).

Flood Zone X: Property is not in the 100-year floodplain.

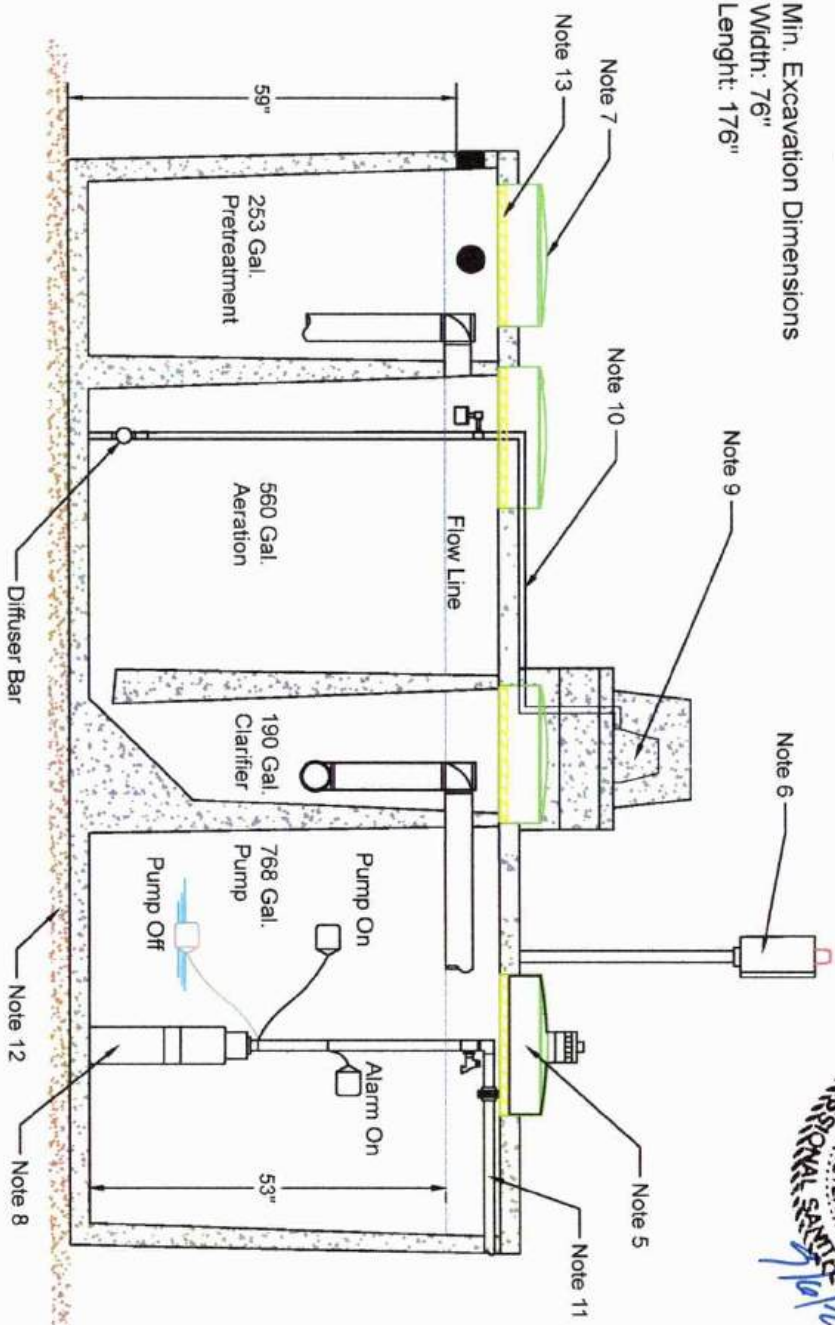
Heath A. Turner, RS5189	5557 Goehmann Ln
PO Box 351	Fredricksberg, TX 78624
Hunt, TX 78024	ABS A0720
heath@hatcollic.com	JD Watkins #26, 175.2 ac
432-386-0451	ID: 21037

# NuWater B-550 (600 GPD) Aerobic Treatment Plant (Assembled)

## Dimensions

Outside Height: 67"  
Outside Width: 63"  
Outside Length: 164"

Min. Excavation Dimensions  
Width: 76"  
Length: 176"



## General Notes:

1. Plant structure material to be precast concrete and steel.
2. Maximum burial depth is 30" from top to grade
3. Weight = 14,900 lbs
4. treatment Capacity is 600 GPD Pump compartment set-up for a 360 GPD Flow Rate (5 bedroom, < 4,501 sqft living area) BOD Loading = 1.62 lbs/day
5. Liquid chlorinator
6. SP1 "A-AV" Model Aerobic Control Panel (50B138-BLO-A-AV) w/ Timer for night spray application. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Ground Receptacle.
7. 20" Dia. access riser w/ lid (Typ. 4) Optional extension risers available.
8. Little Giant C1 Series ½ hp, 20 GPM (20XC1-05P4-2W115), Effluent pump.
9. HiBlow HP Series (HP-60) air compressor w/ concrete housing
10. ½" Sch. 40 PVC Air Line (Max. 50' from Plant)
11. 1" Sch. 40 PVC pipe w/ Coupler for contractor tie-in.
12. 4" min. compacted sand or gravel pad by Contractor.
13. Safety Cages to be installed at every access point



736 Gallon pump tank 53" liquid depth, 13.89 GPI  
Alarm On @ 31" above the floor (leaving 22" or 305.58 gallons for alarm)  
Start Pump @ 29" above the floor (2" or 291.69 gallons between pump stop and alarm on)  
Stop Pump @ 8" above the floor (111.12 gallons residual)

Heath A. Turner, RS5189  
PO Box 351  
Hunt, TX 78024  
heath@hatcolic.com  
432-386-4051

5557 Goehmann Ln  
Fredricksberg, TX78624  
ABS A0720  
JD Watkins #26, 175.2 ac  
ID: 21037



6/2/23

1520

1540

150' Radius

OHP

UGP

WL

Flood Zone X  
Roadway

City Well

TH #2

TH #1



10' SB  
PL

Scale 1"=70'

Heath A. Turner, RSS5189  
PO Box 351  
Hunt, TX 78024  
health@hatcollc.com  
432-386-0451

5557 Goehmann Ln  
Fredricksberg, TX 78624  
ABS A0720  
JD Watkins #26, 175.2 ac  
ID 21037

WASTEWATER TREATMENT FACILITY MONITORING AGREEMENT

Regulatory Authority Gillespie County  
Block Creek Aerobic Services, LLC  
444 A Old Hwy #9  
Comfort, TX 78013  
Off. (830) 995-3189  
Fax. (830) 995-4051

Permit/License Number 9246  
Customer MICHAEL GROSSMAN  
Site Address 5557 BOEHMANN LN  
City FREDRICKSBURG Zip 78624  
Mailing Address \_\_\_\_\_  
County GILLESPIE Map # \_\_\_\_\_  
Phone 612 802 9397  
Email mgro@aol.com

**I. General:** This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between MICHAEL GROSSMAN (hereinafter referred to as "Customer") and Block Creek Aerobic Services, LLC. By this agreement, Block Creek Aerobic Services, LLC and its employees (hereinafter inclusively referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

**II. Effective Date:** This Agreement commences on 10/2/23 and ends on 10/2/25 for a total of two (2) years (initial agreement) or one (1) year (thereafter). If this is an initial agreement (new installation), the Customer shall notify the Contractor within two (2) business days of the system's first use to establish the date of commencement. If no notification is received by Contractor within ninety (90) days after completion of installation or where county authority mandates, the date of commencement will be the date the "License to operate" (Notice of Approval) was issued by the permitting authority. This agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty.

**III. Termination of Agreement:** This Agreement may be terminated by either party for any reason, including for example, substantial failure of either party to perform in accordance with the terms of this Agreement, without fault or liability of the terminating party. The terminating party must provide written notice to the non-terminating party thirty (30) days prior to the termination of this Agreement. If this Agreement is terminated, Contractor will be paid at the rate of \$75.00 per hour for any work performed and for which compensation has not been received. After the deduction of all outstanding charges, any remaining monies from prepayment for services will be refunded to customer within thirty (30) days of termination of this Agreement. Either party terminating this Agreement for any reason, including non-renewal, shall notify in writing the equipment manufacturer and the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination. Nonpayment of any kind shall be considered breach of contract and a termination of contract.

**IV. Services:**  
Contractor will:  
a. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulation, for a total of three visits to site per year. The list of items checked at each visit shall be the: control panel, Electrical circuits, timer, Aeration including compressor and diffusers, CFM/PSI measured, lids safety pans, pump, compressor, sludge levels, and anything else required as per the manufacturer.  
b. Provide a written record of visits to the site by means of an inspection tag attached to or contained in the control panel.  
c. Repair or replace, if Contractor has the necessary materials at site, any component of the OSSF found to be failing or inoperative during the course of a routine monitoring visit. If such services are not covered by warranty, and the service(s) cost less than \$100.00, Customer hereby authorizes Contractor to perform the service(s) and bill Customer for said service(s). When service costs are greater than \$100.00, or if contractor does not have the necessary supplies at the site, Contractor will notify Customer of the required service(s) and the associated cost(s). Customer must notify Contractor of arrangements to affect repair of system with in two (2) business days after said notification.  
d. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis (commercial systems only).  
e. Forward copies of this Agreement and all reports to the regulatory agency and the Customer.  
f. Visit site in response to Customer's request for unscheduled services within forty-eight (48) hours of the date of notification (weekends and holidays excluded) of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

**V. Disinfection:**  
[Signature]

Customer's Initials



RC

Contractor's Initials

Not required;  required. The responsibility to maintain the disinfection device(s) and provide any necessary chemicals is that of the Customer.

**VI. Electronic Monitoring:**

Electronic Monitoring is not included in this Agreement.

**VII. Performance of Agreement:**

Commencement of performance by Contractor under this Agreement is contingent on the following conditions:

a. If this is an initial Agreement (new installation):

1. Contractor's receipt of a fully executed original copy or facsimile of this agreement and all documentation requested by Contractor.

If the above conditions are not met, Contractor is not obligated to perform any portion of this Agreement.

**VIII. Customer's Responsibilities:**

The customer is responsible for each and all of the following:

a. Provide all necessary yard or lawn maintenance and removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.

b. Protect equipment from physical damage including but not limited to that damage caused by insects.

c. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an OSSF from the State and/or local regulatory agency, whichever requirements are more stringent, as well as the proprietary system's manufacturer recommendations.

d. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.

e. Provide, upon request by Contractor, water usage records for the OSSF so that the Contractor can perform a proper evaluation of the performance of the OSSF.

f. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section IV (d) above, Customer agrees to pay Contractor for the sample collection and transportation, portal to portal, at a rate of \$35.00 per hour, plus the associated fees for laboratory testing.

g. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.

h. Prevent the condensation from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.

i. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.

j. Maintain site drainage to prevent adverse effects on the OSSF.

k. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

**IX. Access by Contractor:**

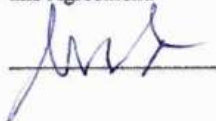
Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and the proprietary system manufacturer. It is Customer's responsibility to keep lids exposed and accessible at all times.

**X. Limit of Liability:**

Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

**XI. Indemnification:**

Customer (whether one or more) shall and does hereby agree to indemnify, hold harmless and defend Contractor and each of its successors, assigns, heirs, legal representatives, devisees, employees, agents and/or counsel (collectively "Indemnitees") from and against any and all liabilities, claims, damages, losses, liens, causes of action, suits, fines, judgments and other expenses (including, but not limited to, attorneys' fees and expenses and costs of investigation), of any kind, nature or description, (hereinafter collectively referred to as "Liabilities") arising out of, caused by, or resulting, in whole or in part, from this Agreement.



Customer's Initials



RC

Contractor's Initials

**THIS INDEMNIFICATION APPLIES EVEN IF SUCH LIABILITIES ARE CAUSED BY THE CONCURRENT OR CONTRIBUTORY NEGLIGENCE OR BY THE STRICT LIABILITY OF ANY INDEMNITEE.**

Customer hereby waives its right of recourse as to any Indemnitee when Indemnification applies, and Customer shall require its insurer(s) to waive its/their right of subrogation to the extent such action is required to render such waiver of subrogation effective. Customer shall be subrogated to Indemnitees with respect to all rights Indemnitees may have against third parties with respect to matters as to which Customer provides indemnity and/or defense to Indemnitees. No Indemnification is provided to Indemnitees when the liability or loss results from (1) the sole responsibility of such Indemnitee; or, (2) the willful misconduct of such Indemnitee. Upon irrevocable acceptance of this Indemnification obligation, Customer, in its sole discretion, shall select and pay counsel to defend Indemnitees of and from any action that is subject to this Indemnification provision. Indemnitees hereby covenant not to compromise or settle any claim or cause of action for which Customer has provided Indemnification without the consent of Customer.

**XII. Severability:**

If any provision of the "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

**XIII. Fee for Services:**

The Fee for Services does not include any fees for equipment, material, labor necessary for non-warranty repairs, unscheduled inspections, or Customer requested visits to the site.

**XIV. Payment:**

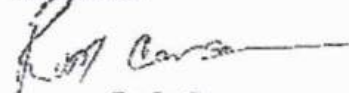
Full payment is due upon execution of this Agreement (Required of new Customer). For any other service(s) or repair(s) provided by Contractor the Customer shall pay the invoice(s) for said service(s) or repair(s) within thirty (30) days of the invoice date. The Contractor shall mail all invoices on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a \$29.00 late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Contractor may terminate contract at any time for nonpayment for services. Any check returned to Contractor for any reason will be assessed a \$30.00 return check fee.

**XV. Application or Transfer of payment:**

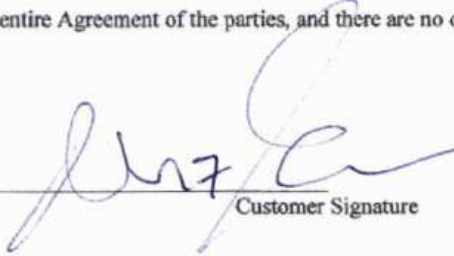
The fees paid for this agreement may be transferred to subsequent property owner(s); however, this Agreement is not transferable. Customer shall advise the subsequent property owner(s) of the State requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be signed and received in Contractor's offices within ten (10) business days of date of transfer of property ownership. Contractor will apply all funds received from Customer first to any past due obligation arising from this Agreement including late fees or penalties, return check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this Agreement. See Section IV.

**XVI. Entire Agreement:**

This agreement contains the entire Agreement of the parties, and there are no other conditions in any other agreement, oral or written.

  
Rudy Carson

Block Creek Aerobic Services, LLC,  
Contractor  
MP# 0002036

  
Customer Signature

9-7-2023  
Date



Customer's Initials



RC

Contractor's Initials



Michael F Grossman Management Trust

TO THE PUBLIC

Legibly Print Landoner Name

Permit 9246

AFFIDAVIT

COUNTY OF GILLESPIE

§

THE STATE OF TEXAS

§

CERTIFICATION OF ON-SITE SEWAGE FACILITY REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality (TCEQ) Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Gillespie County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate On-Site Sewage Facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and §5.013, gives the Commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The Commission, under the authority of the TWC and the Texas Health and Safety Code, requires owner(s) to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the Commission requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the Commission of the suitability of this OSSF, nor does it constitute any guarantee by the Commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code § 285.91 (12) will be installed on the property described as: (Attached Legal Description Exhibits). Of Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_

The property is owned by: Michael F. Grossman

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single-family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Gillespie County Sanitation Department.

WITNESSED BY MY HAND ON THIS 5<sup>th</sup> DAY OF September, 2023.

[Signature]  
Trustee  
(Owner(s) Signature(s))

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5<sup>th</sup> DAY OF September, 2023



[Signature]  
Notary Public in and for the State of Texas

**JAMES E. GARON  
& ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

924 Main Street  
Bastrop, Texas 78602  
512-303-4185  
Fax 512-321-2107  
jgaron@austin.rr.com

November 4, 2010.

**EXHIBIT "A"**

**LEGAL DESCRIPTION: BEING 200.917 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE RACHAEL MEANS SURVEY No. 6, ABSTRACT No. 457 AND THE W.J.C. PEARCE SURVEY No. 3, ABSTRACT 555, ALL IN GILLESPIE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 105.895 ACRE TRACT OF LAND CONVEYED TO VERDE MOUNTAIN LAND & CATTLE CO. LLC BY DEED RECORDED IN DOCUMENT 20100626, REAL PROPERTY (DEED) RECORDS OF GILLESPIE COUNTY AND BEING A PORTION OF THAT CERTAIN 659.242 ACRE TRACT OF LAND CONVEYED TO VERDE MOUNTAIN LAND & CATTLE CO. LLC BY DEED RECORDED IN DOCUMENT 20100363 OF SAID DEED RECORDS, SAID 200.917 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2010:**

**BEGINNING** at a point in the centerline of Klein Road for a westerly northwesterly corner hereof and the southwesterly corner of that certain 166.10 acre tract of land conveyed to Ritchie Investments, LP by deed recorded in Volume 477, Page 320 of said deed records from which a 1/2" iron rod with plastic cap stamped "JEGARON RPLS4303" set for reference on the northerly line hereof and southerly line of said Ritchie tract bears S 89°34'49" E a distance of 20.00 feet;

**THENCE** S 89°34'49" E, passing said 1/2" rod set for reference at a distance of 20.00 feet and continuing for a total distance of 1111.91 feet to a 1/2" iron rod with cap stamped "HCLSC 5357" found on the westerly line of said 659.242 acre tract of land conveyed to Verde Mountain Land & Cattle Co. LLC for an corner hereof and the southeasterly corner of said Ritchie Investments, LP 166.10 acre tract of land;

**THENCE** N 00°47'06" E a distance of 1470.76 feet to a 1/2" iron rod with cap stamped "HCLSC 5357" found for the northwesterly corner of said 659.242 acre tract of land conveyed to Verde Mountain Land & Cattle Co. LLC;

**THENCE** along the north line of said 659.242 acre tract of land conveyed to Verde Mountain Land & Cattle Co. LLC, S 87°51'59" E a distance of 1172.12 feet to a 1/2" iron rod with cap stamped "HCLSC 5357" found for angle point and S 73°12'16" E a distance of 505.86 feet to a 1/2" rod set for the northwest corner hereof;

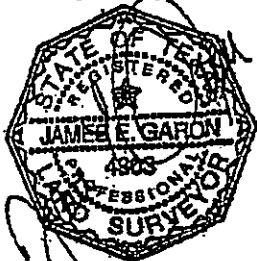
THENCE S 00°09'28" E a distance of 3389.39 feet with the east line hereof to an iron rod set for the southeast corner hereof;

THENCE along the southerly line hereof the following three (3) calls:

1. S 79°55'23" W a distance of 1260.92 feet to an iron rod set at the beginning of a curve to the right;
2. a length of 78.46 feet along the arc of said curve to the right having a radius of 450.00 feet and a chord bearing S 84°55'06" W a distance of 78.36 feet to a set for endpoint;
3. S 89°54'48" W a distance of 1473.12 feet to an iron rod set in the center of Klein Road and west line of said 105.895 acre tract of land conveyed to Verde Mountain Land & Cattle Co. LLC for the southwest corner hereof;

THENCE with said line and the centerline of Klein Road, N 00°03'17" W a distance of 1067.54 feet to a 60d nail found for angle point and N 00°08'49" W a distance of 1278.97 feet to the POINT OF BEGINNING, containing 200.917 acres of land, more or less and as shown on sketch of survey prepared herewith.

Surveyed by:



James E. Garon  
Registered Professional Land Surveyor  
Server; co\Gillespie\surveys\Rachael Means\44110.doc

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Lindsey Brown*

Lindsey Brown, County Clerk

Gillespie County Texas

September 08, 2023 02:26:21 PM

FEE: \$34.00

JCOSTON

20235310

AFF



**GILLESPIE COUNTY  
DEVELOPMENT PERMIT APPLICATION**

FOR COUNTY USE ONLY  
APPLICATION NUMBER:

2870-23

*permit 9246*

THE STATE OF TEXAS §  
COUNTY OF GILLESPIE §

<b>1. NAME OF APPLICANT</b>	<i>Michael Grossman</i>
Applicant's mailing address	<i>5557 Goehmann Ln Fredericksburg TX 78624</i>
<b>2. LOCATION OF PROPERTY</b> (Complete as appropriate)  a. or b.	<b>a. If located in a subdivision...</b>
	Name & No. of Subdivision:
	Section No.:
	Block No.:
	Lot No.:
	<b>b. If <u>not</u> located in a subdivision...</b>
Name & No. of Survey/Abstract:	
Acreage:	<i>40.</i>
<b>c. Location Description</b> (Attach a vicinity map):	
<b>3. NATURE OF PROPOSED CONSTRUCTION</b> (Check and complete as appropriate)	<input checked="" type="checkbox"/> Residential
	<input type="checkbox"/> Non-residential
	<input type="checkbox"/> Placement of Fill
	<input type="checkbox"/> Alteration of a natural waterway or drainage course.
	<input type="checkbox"/> Other (specify):
	<input type="checkbox"/> Other (specify):
<b>4. DESCRIPTION OF PROPOSED CONSTRUCTION</b> (Check and complete as appropriate)	<input type="checkbox"/> New Construction
	<input type="checkbox"/> Substantial improvement to existing structure
	<input type="checkbox"/> House or
	<input checked="" type="checkbox"/> Mobile Home
	<input type="checkbox"/> Non-residential (specify):
	<input type="checkbox"/> Commercial (name & type of business):
<input type="checkbox"/> Other (specify):	
<b>5. Applicant will provide one copy of plans and specifications of the proposed construction.</b>	

**FOR USE BY COUNTY ADMINISTRATOR**

Is the property located in an identified flood hazard area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are other County regulations applicable?	
Are other Federal, State, or Local permits required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Private Sewage Permit	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is additional information required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water Well Permit	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Exemption certificate issued       Permit application approved       Permit application rejected

Date: *Sept 12, 2023*      Signature of County Administrator: *Dwayne C. Boos*

**GILLESPIE COUNTY  
DEVELOPMENT PERMIT EXEMPTION CERTIFICATE**

FOR COUNTY USE ONLY APPLICATION NUMBER:  <span style="font-size: 1.5em; color: blue;">2878-23</span>
---------------------------------------------------------------------------------------------------------------

THE STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

<b>NAME OF APPLICANT</b>	<i>Michael Grossman</i>
Applicant's mailing address	<i>5557 Goshenman Ln 78624</i>

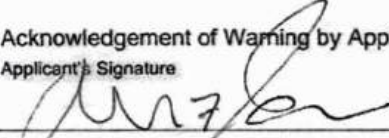

THE ABOVE-NAMED APPLICANT APPLIED FOR A DEVELOPMENT PERMIT ON *Sept 12, 2023*. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY ADMINISTRATOR AND IT IS HIS/HER DETERMINATION THAT THE PROPOSED DEVELOPMENT IS NOT WITHIN AN IDENTIFIED FLOOD PLAIN OF GILLESPIE COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY GILLESPIE COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY: ADDRESS:

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

**WARNING:**

The flood hazard boundary maps and other flood data used by the County Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate shall not create liability on the part of Gillespie County, the County Administrator or any officer or employee of Gillespie County in the event flooding or flood damage does occur.

Acknowledgement of Warning by Applicant Applicant's Signature 	Date Signed <i>9-8-2023</i>
Signature of County Administrator 	Date of Issuance <i>Sept 12, 2023</i>

*Sign: [unclear]*

Date: 9-8-2023



FEMA

Estimated Base Flood Elevation (EBFE) Viewer



Map Layers 5



Map Layers 5

1 Map View



**2025 values are now certified!**

## Property ID: 21073 For Year 2025

### Property Details

<b>Account</b>		
<b>Property ID:</b>	21073	<b>Geographic ID:</b> A0720-0026-000000-00
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	249 EUREKA LN TX	
<b>Map ID:</b>	9-P	<b>Mapsco:</b>
<b>Legal Description:</b>	ABS A0720 J D WATKINS #26, 39.2 ACRES, HOMESITE-AG- MIKE GROSSMAN M/H LOCATED ON THIS PROP-	
<b>Abstract/Subdivision:</b>	A0720	
<b>Neighborhood:</b>	(F600) FBG 290 EAST & SE	
<b>Owner</b>		
<b>Owner ID:</b>	334679	
<b>Name:</b>	GROSSMAN, MICHAEL F MANAGEMENT TRUST	
<b>Agent:</b>		
<b>Mailing Address:</b>	% GROSSMAN, MICHAEL FREDERICK TRUSTEE 5557 GOEHMANN LN FREDERICKSBURG, TX 78624	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

### Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$156,270 (+)
<b>Land Homesite Value:</b>	\$8,490 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$3,319,590 (+)

<b>Market Value:</b>	\$3,484,350 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$3,315,050 (-)
<b>Appraised Value:</b> ⓘ	\$169,300 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$169,300
<b>Ag Use Value:</b>	\$4,540

### **2025 values are now certified!**

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## **Property Taxing Jurisdiction**

**Owner:** GROSSMAN, MICHAEL F MANAGEMENT TRUST

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$3,484,350	\$169,300	\$454.57	
HUW	HILL CNTRY UWCD	\$3,484,350	\$169,300	\$8.30	
SFB	FREDBG ISD	\$3,484,350	\$169,300	\$1,308.86	
WCD	GILLESPIE WCID	\$3,484,350	\$169,300	\$0.30	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$3,484,350	\$169,300	\$0.00	

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$1,772.03

**Estimated Taxes Without Exemptions:** \$36,469.92

## **Property Improvement - Building**

**Type:** MISC IMP **Living Area:** 0 sqft **Value:** \$156,270

Type	Description	Class CD	Year Built	SQFT
BARN	BARN	BARN3	0	2500
SHED	SHED	SHED3	0	400
BARN	BARN	BARN4	2001	2052
BARN	BARN	BARN3	0	2000
SHED	SHED	SHED4	2001	1248
SHED	SHED	SHED3	0	320
SHED	SHED	SHED3	0	320
SHED	SHED	SHED3	0	320

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RID2	IMPROVED PASTURE 2	39.10	1,703,196.00	0.00	0.00	\$3,319,590	\$4,540
RN2	NATIVE PASTURE 2	0.10	4,356.00	0.00	0.00	\$8,490	\$0

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$156,270	\$3,328,080	\$4,540	\$169,300	\$0	\$169,300
2024	\$156,270	\$3,328,080	\$4,240	\$169,000	\$0	\$169,000
2023	\$1,377,220	\$10,469,950	\$21,680	\$1,787,340	\$0	\$1,787,340
2022	\$1,293,700	\$5,473,870	\$21,530	\$1,498,020	\$0	\$1,498,020
2021	\$1,233,760	\$4,538,630	\$21,980	\$1,403,150	\$0	\$1,403,150
2020	\$1,170,490	\$4,063,610	\$20,640	\$1,338,540	\$0	\$1,338,540
2019	\$862,020	\$4,055,480	\$20,640	\$1,021,940	\$0	\$1,021,940
2018	\$847,440	\$4,055,480	\$20,450	\$1,007,170	\$0	\$1,007,170
2017	\$843,190	\$3,918,170	\$20,310	\$998,070	\$0	\$998,070

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/30/2025	PROBATE		GROSSMAN, MICHAEL F MANAGEMENT TRUST	GROSSMAN, PAMELA KAY	PB25- 136		

4/26/2019	SWD	SPECIAL WARRANTY DEED	GROSSMAN, MICHAEL F	GROSSMAN, MICHAEL F MANAGEMENT TRUST	20192200		
4/23/2002	WD	WARRANTY DEED	LEIFHEIT, DARRYL H	GROSSMAN, MICHAEL F	427	991	0

### ARB Data

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

If Paid: 01/14/2026 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	A
2025	FREDBG ISD	0.773100	\$3,484,350	\$169,300	\$1,308.86	\$1,308.86	\$0.00	\$0.00	
2025	GILLESPIE COUNTY	0.268500	\$3,484,350	\$169,300	\$454.57	\$454.57	\$0.00	\$0.00	
2025	GILLESPIE WCID	0.000178	\$3,484,350	\$169,300	\$0.30	\$0.30	\$0.00	\$0.00	
2025	HILL CNTRY UWCD	0.004900	\$3,484,350	\$169,300	\$8.30	\$8.30	\$0.00	\$0.00	
	2025 Total:	1.046678			\$1,772.03	\$1,772.03	\$0.00	\$0.00	
2024	FREDBG ISD	0.773100	\$3,484,350	\$169,000	\$1,306.54	\$1,306.54	\$0.00	\$0.00	
2024	GILLESPIE COUNTY	0.268500	\$3,484,350	\$169,000	\$453.77	\$453.77	\$0.00	\$0.00	
2024	GILLESPIE WCID	0.000174	\$3,484,350	\$169,000	\$0.29	\$0.29	\$0.00	\$0.00	
2024	HILL CNTRY UWCD	0.004800	\$3,484,350	\$169,000	\$8.11	\$8.11	\$0.00	\$0.00	
	2024 Total:	1.046574			\$1,768.71	\$1,768.71	\$0.00	\$0.00	
2023	FREDBG ISD	0.775400	\$11,847,170	\$1,787,340	\$13,859.04	\$13,859.04	\$0.00	\$0.00	

**2025 values are now certified!**

## Property ID: 34262 For Year 2025

### Property Details

<b>Account</b>		
<b>Property ID:</b>	34262	<b>Geographic ID:</b> A0720-0026-000000-00
<b>Type:</b>	R	<b>Zoning:</b> 520358
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	249 EUREKA LN (HOUSE) @ 237 (GARAGE), TX	
<b>Map ID:</b>	8-P	<b>Mapsco:</b>
<b>Legal Description:</b>	ABS A0720 J D WATKINS #26, 1.0 ACRES, -HOMESITE-LIFE ESTATE	
<b>Abstract/Subdivision:</b>	A0720	
<b>Neighborhood:</b>	(F600) FBG 290 EAST & SE	
<b>Owner</b>		
<b>Owner ID:</b>	334679	
<b>Name:</b>	GROSSMAN, MICHAEL F MANAGEMENT TRUST	
<b>Agent:</b>		
<b>Mailing Address:</b>	% GROSSMAN, MICHAEL FREDERICK TRUSTEE 5557 GOEHMANN LN FREDERICKSBURG, TX 78624	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	HS - For privacy reasons not all exemptions are shown online.	

### Property Values

<b>Improvement Homesite Value:</b>	\$1,097,450 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$71,150 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)

<b>Market Value:</b>	\$1,168,600 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b> ⓘ	\$1,168,600 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$1,168,600
<b>Ag Use Value:</b>	\$0

### **2025 values are now certified!**

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## **Property Taxing Jurisdiction**

**Owner:** GROSSMAN, MICHAEL F MANAGEMENT TRUST

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$1,168,600	\$1,168,600	\$3,137.69	\$1,553.89
HUW	HILL CNTRY UWCD	\$1,168,600	\$1,168,600	\$57.26	
SFB	FREDBG ISD	\$1,168,600	\$968,600	\$7,488.25	\$1,521.92
WCD	GILLESPIE WCID	\$1,168,600	\$1,168,600	\$2.08	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$1,168,600	\$1,168,600	\$0.00	

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$3,135.15

**Estimated Taxes Without Exemptions:** \$12,231.48

## **Property Improvement - Building**

**Description:** RES/IMPRS **Type:** RESIDENTIAL **Living Area:** 3544.0 sqft **Value:** \$1,097,450

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M7P	1940	1338
MA	MAIN AREA	M7P	2001	999
MA	MAIN AREA	M7P	2001	208
MA2	MAIN AREA 2ND STORY	*	2001	999
OP	OPEN PORCH	*	2001	370
OP2	OPEN PORCH 2ND STORY	*	2001	370
OP	OPEN PORCH	*	0	150
OP	OPEN PORCH	*	2001	55
OP	OPEN PORCH	*	2001	52
DGE	DETACHED GARAGE EXC	*	0	810

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	1.00	43,560.00	0.00	0.00	\$71,150	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$1,097,450	\$71,150	\$0	\$1,168,600	\$0	\$1,168,600
2024	\$1,097,450	\$68,910	\$0	\$1,166,360	\$3,454	\$1,162,906
2023	\$1,188,070	\$38,140	\$0	\$1,226,210	\$169,023	\$1,057,187
2022	\$999,810	\$28,790	\$0	\$1,028,600	\$67,521	\$961,079
2021	\$885,980	\$23,210	\$0	\$909,190	\$35,482	\$873,708
2020	\$771,070	\$23,210	\$0	\$794,280	\$0	\$794,280
2019	\$771,070	\$23,210	\$0	\$794,280	\$0	\$794,280
2018	\$706,810	\$23,210	\$0	\$730,020	\$0	\$730,020
2017	\$678,990	\$22,430	\$0	\$701,420	\$1,592	\$699,828

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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9/30/2025	PROBATE		GROSSMAN, MICHAEL F MANAGEMENT TRUST	GROSSMAN, PAMELA KAY	PB25- 136			
4/26/2019	SWD	SPECIAL WARRANTY DEED	GROSSMAN, MICHAEL F	GROSSMAN, MICHAEL F MANAGEMENT TRUST	20192200			
4/23/2002	WD	WARRANTY DEED	LEIFHEIT, DARRYL H	GROSSMAN, MICHAEL F	427	991	0	

## ARB Data

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

If Paid:

01/14/2026

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attor F
2025	FREDBG ISD	0.773100	\$1,168,600	\$968,600	\$1,521.92	\$1,521.92	\$0.00	\$0.00	\$
2025	GILLESPIE COUNTY	0.268500	\$1,168,600	\$1,168,600	\$1,553.89	\$1,553.89	\$0.00	\$0.00	\$
2025	GILLESPIE WCID	0.000178	\$1,168,600	\$1,168,600	\$2.08	\$2.08	\$0.00	\$0.00	\$
2025	HILL CNTRY UWCD	0.004900	\$1,168,600	\$1,168,600	\$57.26	\$57.26	\$0.00	\$0.00	\$
	2025 Total:	1.046678			\$3,135.15	\$3,135.15	\$0.00	\$0.00	\$
2024	FREDBG ISD	0.773100	\$1,166,360	\$1,052,906	\$2,217.71	\$2,217.71	\$0.00	\$0.00	\$
2024	GILLESPIE COUNTY	0.268500	\$1,166,360	\$1,162,906	\$1,553.89	\$1,553.89	\$0.00	\$0.00	\$
2024	GILLESPIE WCID	0.000174	\$1,166,360	\$1,162,906	\$2.02	\$2.02	\$0.00	\$0.00	\$
2024	HILL CNTRY UWCD	0.004800	\$1,166,360	\$1,162,906	\$55.82	\$55.82	\$0.00	\$0.00	\$

**2025 values are now certified!**

Property ID: 192077 For Year 2025

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## Property Details

<b>Account</b>		
<b>Property ID:</b>	192077	<b>Geographic ID:</b> A0720-0026-000000-00
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	5557 GOEHMANN LN TX	
<b>Map ID:</b>	9-P	<b>Mapsco:</b>
<b>Legal Description:</b>	ABS A0720 J D WATKINS #26, -M/H ONLY HOMESITE- LOCATED ON MICHAEL F GROSSMAN MANAGEMENT TRUST PROP-, HUD# PFS1342315 HUD#2 PFS1342316 TITLE # PERSONAL	
<b>Abstract/Subdivision:</b>	A0720	
<b>Neighborhood:</b>	(F600) FBG 290 EAST & SE	
<b>Owner</b>		
<b>Owner ID:</b>	347747	
<b>Name:</b>	GROSSMAN, MIKE	
<b>Agent:</b>		
<b>Mailing Address:</b>	5557 GOEHMANN LN FREDERICKSBURG, TX 78624	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$130,690 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)

<b>Market Value:</b>	\$130,690 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b> ⓘ	\$130,690 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$130,690
<b>Ag Use Value:</b>	\$0

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Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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:** GROSSMAN, MIKE

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$130,690	\$130,690	\$350.90	
HUW	HILL CNTRY UWCD	\$130,690	\$130,690	\$6.40	
SFB	FREDBG ISD	\$130,690	\$130,690	\$1,010.36	
WCD	GILLESPIE WCID	\$130,690	\$130,690	\$0.23	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$130,690	\$130,690	\$0.00	

**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$1,367.89

**Estimated Taxes Without Exemptions:** \$1,367.89

## **Property Improvement - Building**

**Type:** MOBILE HOME **Living Area:** 1512.0 sqft **Value:** \$130,690

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	T4D	2023	1512
WD	WOOD DECK	*	2023	96
WD	WOOD DECK	*	2023	36

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$130,690	\$0	\$0	\$130,690	\$0	\$130,690
2024	\$124,770	\$0	\$0	\$124,770	\$0	\$124,770

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/30/2025	PROBATE		GROSSMAN, MIKE	GROSSMAN, PAMELA KAY	PB25-136		

### ARB Data

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

If Paid:   \$ Pay 2025 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Atto
2025	FREDBG ISD	0.773100	\$130,690	\$130,690	\$1,010.36	\$0.00	\$1,010.36	\$0.00	\$
2025	GILLESPIE COUNTY	0.268500	\$130,690	\$130,690	\$350.91	\$0.00	\$350.91	\$0.00	\$
2025	GILLESPIE WCID	0.000178	\$130,690	\$130,690	\$0.23	\$0.00	\$0.23	\$0.00	\$
2025	HILL CNTRY UWCD	0.004900	\$130,690	\$130,690	\$6.40	\$0.00	\$6.40	\$0.00	\$
	2025 Total:	1.046678			\$1,367.90	\$0.00	\$1,367.90	\$0.00	\$



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