279 ACHTZEHN RD.

Fredericksburg, Texas 78624 | Gillespie County

Justin Cop, Owner | Broker, GRI | (830) 997-6531

FREDERICKSBURG REALTY

279 Achtzehn Rd.

Fredericksburg, Texas 78624 | Gillespie County

10.01± Acres | 5,412± SF | 4 Bed | 5½ Bath

$5,495,000

Justin Cop, Owner & Broker | (830) 997-6531 | justin@fredericksburgrealty.com

PROPERTY HIGHLIGHTS

- 10.01± private acres just outside the gates of Boot Ranch
- Located in the exclusive Renegade Ranch North Subdivision
- Approximately 5 miles from downtown Fredericksburg
- 5,412 SF of living space — 4,181 SF main level | 1,231 SF second floor
- 4 bedrooms | 5½ bathrooms
- Built in 2020
- Refined Italian Hill Country architecture
- Native limestone and extensive custom interior rockwork
- Wide white oak flooring and exposed wood beams
- Sunroom providing abundant natural light
- Leviton lighting throughout
- Wood-burning fireplace with jumbo gas logs
- Wolf + Sub-Zero appliance suite
- Library/media room with extensive custom built-ins
- Upstairs apartment kitchen for guests or multi-generational living
- Primary suite overlooking the pool and grounds
- Custom primary dressing rooms and beautifully appointed ensuite bathroom
- 692 SF heated pool with 64 SF spa/hot tub
- ~2,081 SF patio and more than 750 SF of open porches
- French garden and mature, manicured grounds
- 4½-acre sprinkler system
- 1,875 SF workshop with one air-conditioned bay
- Air-conditioned 3-car garage (1,111 SF)
- Private electronic gated entrance and concrete driveway
- A private water well producing approximately 10–12 GPM
- Two 5,000-gallon water storage tanks
- Two tankless water heaters
- Water softener (owned)
- Two 1,000-gallon propane tanks
- 44 kW backup generator
- 9.01± acres under agricultural exemption
- Perimeter fenced
- Mature live oaks, post oaks, and crepe myrtles throughout

PROPERTY TAXES

$12,066.75 with Homestead & Agricultural Exemptions | $28,756.01 without exemptions

Refined Hill Country Living

Set on 10.01± private acres just outside the gates of Boot Ranch, one of the region's most prestigious golf club communities, this exceptional residence offers a rare combination of seclusion, convenience, and elevated Hill Country living. Located approximately 5 miles from the heart of downtown Fredericksburg, the property feels remarkably private while remaining within minutes of the restaurants, galleries, wineries, and amenities that define the area.

The approximately 5,412 SF residence, with 4 bedrooms and 5½ baths, is a refined expression of Italian Hill Country architecture, thoughtfully designed and richly appointed. Native limestone and extensive custom rockwork are paired with exposed wood beams, wide white oak flooring, custom millwork, and expansive black-framed windows and doors. A Sunroom floods the interior with natural light, while Leviton lighting throughout further complements the home's carefully considered design.

Generous living spaces unfold naturally throughout the residence. A wood-burning fireplace with jumbo gas logs anchors the main living area, while an inviting library and media room features extensive custom cabinetry and built-ins. The kitchen is equipped with a Wolf and Sub-Zero appliance suite, and thoughtfully designed pantry and service areas provide additional storage and functionality. An upstairs apartment kitchen adds flexibility for extended family, guests, or multi-generational living.

The primary suite is a private retreat overlooking the pool and grounds, with a beautifully appointed bath featuring a freestanding soaking tub, walk-in shower, custom cabinetry, and extensive dressing room. Throughout the home, substantial stonework, bespoke cabinetry, and carefully selected finishes create a sense of permanence and craftsmanship while maintaining a comfortable, understated character.

Expansive glass doors establish a seamless connection to the outdoors, where a heated pool and spa are surrounded by broad terraces, mature trees, manicured lawns, and established landscaping. A French garden and 4½-acre sprinkler system further enhance the grounds, creating a picturesque, park-like setting designed to be enjoyed throughout the seasons.

Beyond the residence, the property is exceptionally well equipped. A 1,875 SF workshop with one air-conditioned bay provides substantial space for equipment, projects, or storage, complemented by an air-conditioned 3-car garage. A private electronic gate provides controlled entry to the property.

Infrastructure has been thoughtfully designed for modern Hill Country living. A 44 kW generator, supplied by two 1,000-gallon propane tanks, provides reliable backup power. Water is supplied by a water well producing approximately 10-12 GPM, supported by two 5,000-gallon water storage tanks, an owned water softener, and two tankless water heaters. Approximately 9.01 acres currently carry an agricultural exemption, adding another practical advantage to this exceptionally well-appointed property.

With its distinctive architecture, extensive amenities, private acreage, and exceptional location just outside Boot Ranch and minutes from downtown Fredericksburg, the property presents a rare opportunity to enjoy the Hill Country with both privacy and convenience.

MLS #: R105275A (Active) List Price: $5,495,000 (72 Hits) **279 -- Achtzehn Rd Fredericksburg, TX 78624**

New Construction: No
Bedrooms: 4
Full Baths: 5
Half Baths: 1
Main House Living SqFt : 5,412
Apx Total SqFt: 5,412
Price Per SQFT: $1,015.34
Source SqFt: GCAD
Appx Year Built: 2020
Type & Style: Hill Country Style, See Remarks
Current B&B: No
 # Stories: Two
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carport: 3+ Car, Attached, Garage, Garage Door Opener

Unit #:
Original List Price: $5,495,000
Area: County-Northeast
Subdivision: Renegade Ranch North
County: Gillespie
School District: Fredericksburg
Distance From City Limits: Less than 6 miles
Apx Acreage: 10.0100
Seller's Est Tax: 12066.70
Showing Instructions: Appointment Only, Call Listing Agent, LA Must Accompany
Days on Market 29

Tax Exemptions: HS, AG, 65 **Taxes w/o Exemptions:** $28,756.00 **Tax Info Source:** CAD **CAD Property ID #:** 90583, 185869 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** No **Permit #:** 0 **Manufactured Homes Allowed:** No

HOA: No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**

Road Maintenance Agreement: No **Rental Property:** **Rental $:** **Items Not In Sale:**

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

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

Construction: Stone
Foundation: Slab
Roof: Metal, Tile
Flooring: Ceramic Tile, Wood, See Remarks
Utilities: CTEC Electric, Propane Tank-Owned
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: Gas Logs, Masonry
Appliances: Built-in Gas Oven, Cooktop, Disposal, Double Oven, Ice Maker, Range, Refrigerator, Water Softener Owned, Tankless Water Heater

City/Rural: Outside City(w/Acrg)
Site Features: Deck/Patio, Double Pane Windows, Landscape Lighting, Satellite, Sprinkler System-Lawn, Storage Building, See Remarks
Interior Features: Ceiling Fan(s), Jetted Tub, Pantry, Walk-in Closet(s), Washer-Dryer Connection
Topography: Garden, Level, Rolling Slope, Views
Surface Water: None
Access: County Road
Location Description: Concrete Drive, See Remarks
Documents on File: Deed Restrictions, Septic Permit, Survey, Topographical Map, Well Log
Misc Search: Horses Permitted, Livestock Permitted, Swimming Pool, See Remarks, Other

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

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

Location/Directions: From downtown Fredericksburg, take N Milam St to RR 965. Continue north on RR 965, turn left onto Achtezehn Rd. Property will be on the left.

Owner: COP, EDWARD J & LANA LYONS **Occupancy:** Owner

Legal Description: ABS A-MULTIPLE MULTIPLE ABST, 9.01 ACRES, -RENEGADE RANCH NORTH TRACT 3-ABS A-MULTIPLE MULTIPLE ABST, 1. ACRES, -RENEGADE RANCH NORTH TRACT 3- HOMESITE

Instructions: Call LA for showing instructions

Public Remarks: Tucked into the rolling hills of the Texas Hill Country, this exceptional Italian-inspired residence sits on 10.01± private acres just outside the gates of Boot Ranch — one of the region's most prestigious golf club communities. Only about 5 miles from the heart of downtown Fredericksburg, the property offers the rare combination of seclusion, convenience, and elevated living. The home itself is a refined expression of Italian Hill Country architecture, thoughtfully designed and richly appointed. Built in 2020, the residence offers approximately 5,412 SF of living space with 4 bedrooms and 5½ baths. Wide white oak flooring runs underfoot, while custom rockwork, exposed wood beams, and carefully selected finishes reinforce its authentic Hill Country character. A Sunroom fills the interior with natural light, Leviton lighting is featured throughout, and a wood-burning fireplace with jumbo gas logs anchors the living spaces. The kitchen is appointed with a Wolf and Sub-Zero appliance suite, while an upstairs apartment kitchen provides additional flexibility for guests or multi-generational living. Outdoor living is equally impressive, with a heated pool and spa, expansive patio and porch areas, a French garden, mature landscaping, and a 4½-acre sprinkler system creating a beautifully established setting beneath mature Hill Country trees. Additional improvements include a 1,875± SF workshop with one air-conditioned bay and an air-conditioned three-car garage. A private electronic gate provides secure, controlled entry to the property. Infrastructure has been thoughtfully designed for modern Hill Country living. A 44 kW generator, supplied by two 1,000-gallon propane tanks, provides reliable backup power. Water is supplied by a water well producing approximately 10-12 GPM and supported by two 5,000-gallon water storage tanks, an owned water softener, and two tankless water heaters. Approximately 9.01 acres currently carry an agricultural exemption, adding another practical advantage to this exceptionally well-appointed property. With its distinctive architecture, extensive amenities, private acreage, and exceptional location just outside Boot Ranch and minutes from downtown Fredericksburg, this property presents a rare opportunity to enjoy the Hill Country with both privacy and convenience.

Agent Remarks:

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

Office Broker's Lic #: 9003085

279 Achtzehn Rd.

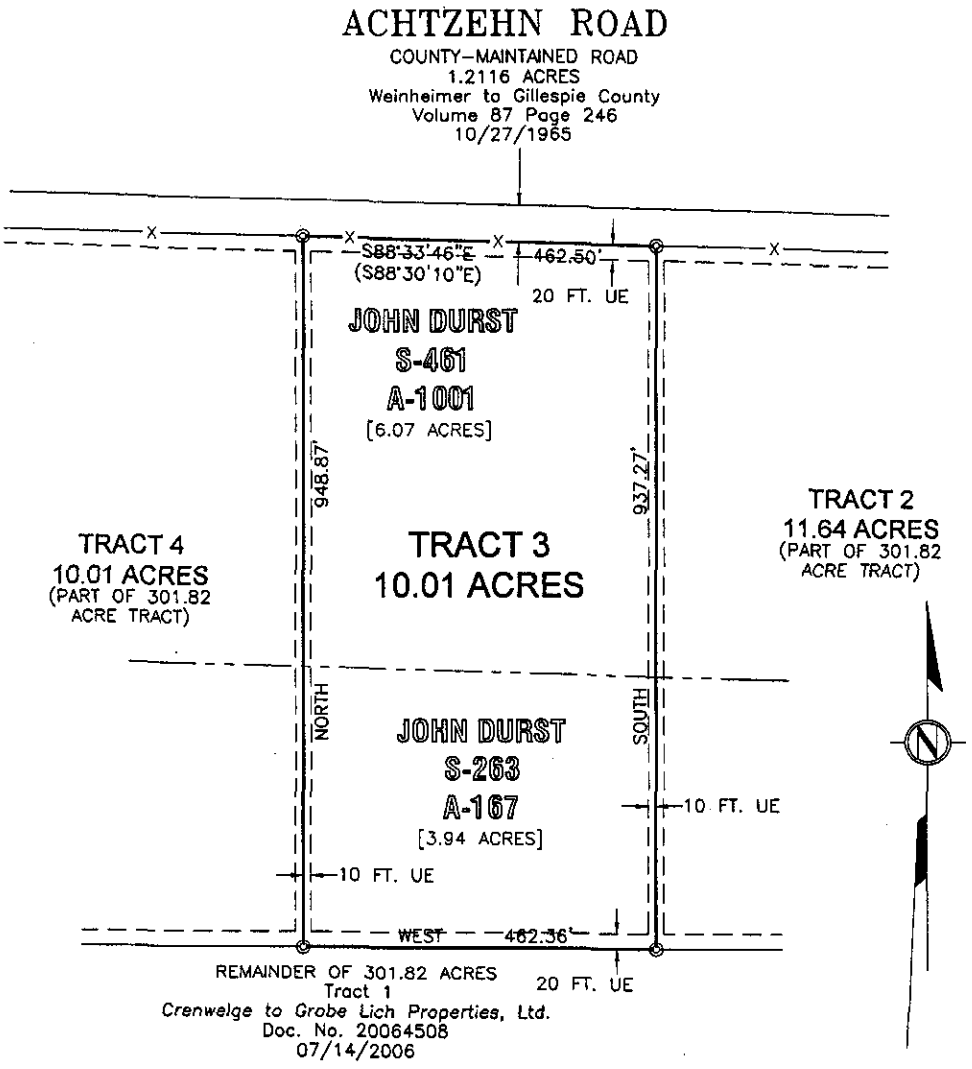
Gillespie County, Texas, 10.01 AC +/-

Boundary

Justin Cop
P: 830-997-6531 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.

SURVEY PLAT FOR 10.01 ACRES OF LAND, MORE OR LESS, COMPRISING 6.07 ACRES OUT OF JOHN DURST SURVEY NO. 461, ABSTRACT NO. 1001, AND 3.94 ACRES OUT OF JOHN DURST SURVEY NO. 263, ABSTRACT NO. 167, IN GILLESPIE COUNTY, TEXAS; PART OF A CERTAIN 301.82 ACRE TRACT CONVEYED AS TRACT I TO GROBE-LICH PROPERTIES, LTD., FROM SIDNEY E. CRENWELGE, INDEPENDENT EXECUTOR, BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 14TH DAY OF JULY, 2006, AND RECORDED AS DOCUMENT NO. 20064508 IN THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS



I hereby certify that this plat and accompanying legal description are accurate representations of the property shown hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners and that all property corners are as shown.
(Bearing basis = True north based on GPS observations)
Dates Surveyed: July 28 – August 2, 2006

Dated this 3rd day of October, 2006

Don W. Voelkel
Registered Professional Land Surveyor No. 3990

STATE OF TEXAS
REGISTERED
DON W. VOELKEL
3990
PROFESSIONAL
LAND SURVEYOR

SCALE: 1" = 200'

LEGEND

- ○ FENCEPOST
- ● FOUND ½" IRON STAKE
- ◎ SET ½" IRON STAKE
- —x— FENCE LINE
- —·—·— PATENT SURVEY LINE
- UE PROPOSED UTILITY EASEMENT

NOTE: RECORD CALLS SHOWN IN PARENTHESIS

VOELKEL ENGINEERING & SURVEYING • PHONE 830-257-3313 • 212 CLAY STREET, KERRVILLE, TEXAS 78028

EXHIBIT "A"

TRACT NO. 3:

FIELD NOTES DESCRIPTION FOR 10.01 ACRES OF THE GROBE-LICH PROPERTIES, LTD. LAND ON ACHTZEHN ROAD IN GILLESPIE COUNTY, TEXAS

Being all of a certain tract or parcel of land comprising, approximately, 6.07 acres out of John Durst Survey No. 461, Abstract No. 1001, and 3.94 acres out of John Durst Survey No. 263, Abstract No. 167, in Gillespie County, Texas; part of 301.82 acres conveyed as Tract I to Grobe-Lich Properties, Ltd. from Sidney E. Crenwelge, Independent Executor, by a Warranty Deed with Vendor's Lien executed the 14th day of July, 2006 and recorded as Document No. 20064508 in the Real Property Records of Gillespie County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

BEGINNING at a ½" iron stake set for the northwest corner of the herein described tract in a fence along the north line of said 301.82 acres, the south right-of-way line of Achtzehn Road, the south line of 1.2116 acres conveyed to Gillespie County, Texas from Ernest J. Weinheimer by a Right-of-Way Deed executed the 27th day of October, 1965 and recorded in Volume 87 at Page 246 of the Deed Records of Gillespie County, Texas; which point bears 904.49 ft. S.88°33'46"E. from a ½" iron stake found at a three-way fence cornerpost at the northwest corner of said 301.82 acres; which ½" iron stake found at said three-way fence cornerpost bears, approximately, forty (40) ft. South from the northwest corner of said Survey No. 461;

THENCE, along a fence with the north line of said 301.82 acres, the south line of said 1.2116 acres, the south right-of-way line of said Achtzehn Road, S.88°33'46"E. (S.88°30'10"E.) 462.50 ft. to a ½" iron stake set for the northeast corner of the herein described tract;

THENCE, upon, over and across said 301.82 acres: South 937.27 ft. to a ½" iron stake set for the southeast corner of the herein described tract; West 462.36 ft. to a ½" iron stake set for the southwest corner of the herein described tract; and North 948.87 ft. to the PLACE OF BEGINNING containing 10.01 acres of land, more or less, within these metes and bounds.

Summary of Covenants, Conditions & Restrictions
The Renegade Ranch North Subdivision

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

Building Restrictions

- **Density**: No more than one single-family dwelling is permitted per tract. One guest house, servant's quarters, and related outbuildings/barns are also allowed.
- **Size**: Single-family dwellings must have a minimum of 2,400 square feet of heated and cooled living area, excluding porches, garages, carports, and basements.
- **Materials & Construction**: The exposed exterior of all buildings (excluding windows and doors) must consist of at least 75% rock, stone, stucco, masonry, or logs hewn prior to 1900. All dwellings must be newly constructed on-site; moving an existing dwelling onto a tract is prohibited.
- **Timeline**: Exterior construction must be completed within 12 months of the Architectural Review Committee (ARC) issuing a building permit.
- **Prohibited Dwellings**: Mobile homes, modular homes, pre-manufactured homes, industrial-built homes, recreational vehicles (RVs), travel trailers, and buses cannot be used as dwellings.
- **Storage**: Boats, tractors, ATVs, and motorcycles must be stored out of view inside a garage. RVs and travel trailers must be kept in an enclosed structure to the rear of the main residence.
- **Roofs**: Must be constructed of fire-retardant wood shakes/shingles, standing seam or comparable metal, or flat concrete/ceramic barrel tiles. Quality dimensional composition shingles require ARC permission.
- **Fencing**: Perimeter fences must be newly built to professional standards using 47-inch net fencing with cedar posts every 20 feet, two cedar stays between posts, and a single strand of barbed wire at the top and bottom.
- **Other Structures**: Swimming pools must be built substantially at grade. Antennas or satellite dishes larger than 30 inches in diameter must be completely screened from view.

Setback Requirements

- Nothing may be stored, placed, or erected within 100 feet of any tract boundary.
- Exceptions to this rule include entrance gates, fences, roadways, wells, well houses, septic systems, and buried utility lines.

Use Restrictions

- **Primary Use**: Tracts are restricted to single-family residential use, and commercial operations are prohibited.
- **Exceptions**: Raising livestock/poultry is allowed (except swine), and operating a single-unit bed and breakfast within the main home or guest house is permitted.
- **Livestock & Pets**: Swine are strictly prohibited. Commercial animal feeding or breeding operations are banned. Animal density is capped at:
    - Cattle and horses: 1 head per 5 acres.
    - Small animals (sheep/goats): 1 head per acre.
    - Exotic animals (llamas, emus, ostriches): 1 head per 2 acres.

- **Grazing Rights**: The Declarant reserves the right to graze cattle on an owner's tract until the owner fully encloses their tract with a fence. Perimeter tract owners must maintain their fences to restrain livestock.
- **Structures:** Stables, barns, pens, and related outbuildings may be built to accommodate them, provided the plans are approved by the Architectural Review Committee (ARC).
- **Commercial Restrictions:** There cannot be any commercial breeding or commercial feeding operations on any tract.
- **Guest House & Camping**: A guest house can be occupied for a maximum of 60 days per calendar year prior to the main house being built, or for the duration of the main home's construction. Owners may camp on their tract for up to 10 consecutive days, not to exceed 40 total days in a calendar year.
- **Nuisances & Waste**: Junk, abandoned vehicles, and inoperative equipment are prohibited. Burying garbage, refuse, or hazardous material is illegal. Noxious, offensive, or loud activities (such as consistent skeet or trap-shooting) are prohibited.
- **Hunting & Trapping**: Rifle hunting and harvesting game with rifles is prohibited; shotguns and bows are allowed. Animal trapping is prohibited unless it is for nuisance animal control.
- **Subdivision**: Tracts were prohibited from being further subdivided prior to January 1, 2017.

Utilities

- **Easements**: The Declarant reserves a 10-foot utility easement on each side of tract boundary lines and a 20-foot easement along the perimeter boundaries of the property.
- **Installation**: All utility lines must be buried underground at a depth of three feet, though overhead lines are permitted across creekbeds and flood plains.

Architectural Review Committee (ARC)

- **Approval Authority**: No building, fence, external lighting, or other improvement may be constructed, remodeled, or modified without prior written approval of plans and specifications from the ARC.
- **Composition**: The ARC consists of two members appointed by the Declarant (as long as the Declarant owns an interest in the tracts), and subsequently elected annually by the tract owners.
- **Review Window**: If the ARC fails to approve or disapprove completed plans within 30 days of submission, the plans are conclusively presumed approved.

Duration & Amendments

- **Term**: These covenants run with the land until January 1, 2037, after which they automatically extend for successive 10-year periods.
- **Termination/Amendment**: Termination or amendment requires the executed agreement of owners representing at least 80% of the tracts. If the Declarant still owns an interest in the subdivision, they must join the execution to terminate. The Declarant also retains the unilateral right to amend the document to correct errors or ambiguities.

Disclaimer: Informational summary only. Not a substitute for the recorded Declaration or any amendments. The recorded governing documents control. Buyers should independently review all applicable restrictions. Complete recorded Declaration available upon request.

STATE OF TEXAS WELL REPORT for Tracking #543094

Owner:	**Craig Hunt**	Owner Well #:	**No Data**
Address:	**126 Ridge Wood Fredericksburg, TX 78624**	Grid #:	**57-42-1**
		Latitude:	**30° 20' 29.72" N**
Well Location:	**279 Achtzehn Fredericksburg, TX 78624**	Longitude:	**098° 51' 46.27" W**
Well County:	**Gillespie**	Elevation:	**No Data**

****This well has been plugged**** **Plugging Report Tracking #199843**

Type of Work: **New Well** Proposed Use: **Domestic**

Drilling Start Date: **4/24/2020** Drilling End Date: **4/24/2020**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	**8**	**0**	**167**

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed**

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	**50**	**167**	**Gravel**	**3/8**

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	**-2**	**50**	**Cement 8 Bags/Sacks**

Seal Method: **Pressure**

Sealed By: **Driller**

Distance to Property Line (ft.): **50+**

Distance to Septic Field or other concentrated contamination (ft.): **No Data**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **No Data**

Surface Completion: **Surface Sleeve Installed** **Surface Completion by Driller**

Water Level: **55 ft.** below land surface on **2020-04-24** Measurement Method: **Steel Tape**

Packers: **No Data**

Type of Pump: **No Data**

Well Tests: **Estimated** **Yield: 10-12 GPM**

Water Quality:

Strata Depth (ft.)	Water Type
71 - 72	**No Data**

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: **Magill Drilling & Water Well Service, LLC**

PO Box 46
Castell, TX 76831

Driller Name: **Zane Magill** License Number: **4168**

Comments: **No Data**

Report Amended on 5/14/2020 by Request #31784

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	**1**	**Topsoil**
1	**12**	**White Limestone**
12	**68**	**Red Sandy Clay**
68	**165**	**Red Limestone**
165	**167**	**Red Granite**

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5	**Blank**	**New Plastic (PVC)**	**40**	**-2**	**147**
4.5	**Screen**	**New Plastic (PVC)**	**40 0.020**	**147**	**167**

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

STATE OF TEXAS WELL REPORT for Tracking #546663

Owner:	**Craig Hunt**	Owner Well #:	**No Data**
Address:	**126 Ridge Wood Fredericksburg, TX 78624**	Grid #:	**57-42-1**
		Latitude:	**30° 20' 29.34" N**
Well Location:	**279 Achtzehn Fredericksburg, TX 78624**	Longitude:	**098° 51' 45.91" W**
Well County:	**Gillespie**	Elevation:	**No Data**
Number of Wells Drilled:	**2**		
Type of Work:	**New Well**	Proposed Use:	**Domestic**

Drilling Start Date: **6/22/2020** Drilling End Date: **6/22/2020**

Borehole:

Diameter (in.)	*Top Depth (ft.)*	*Bottom Depth (ft.)*
8	**0**	**102**

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed**

Filter Pack Intervals:

Top Depth (ft.)	*Bottom Depth (ft.)*	*Filter Material*	*Size*
50	**102**	**Gravel**	**3/8**

Annular Seal Data:

Top Depth (ft.)	*Bottom Depth (ft.)*	*Description (number of sacks & material)*
-2	**50**	**Cement 8 Bags/Sacks**

Seal Method: **Pressure**

Sealed By: **Driller**

Distance to Property Line (ft.): **50+**

Distance to Septic Field or other concentrated contamination (ft.): **No Data**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **No Data**

Surface Completion: **Surface Sleeve Installed** **Surface Completion by Driller**

Water Level: **56 ft.** below land surface on **2020-06-22** Measurement Method: **Steel Tape**

Packers: **No Data**

Type of Pump: **No Data**

Well Tests: **Estimated** **Yield: 10-12 GPM**

Water Quality:

Strata Depth (ft.)	Water Type
71 - 79	**No Data**

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: **Magill Drilling & Water Well Service, LLC**

PO Box 46
Castell, TX 76831

Driller Name: **Zane Magill** License Number: **4168**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	**1**	**Topsoil**
1	**12**	**White Limestone**
12	**102**	**Tan & Red Sandy Lime**

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5	**Blank**	**New Plastic (PVC)**	**40**	**-2**	**82**
4.5	**Screen**	**New Plastic (PVC)**	**40 0.020**	**82**	**102**

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

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

NOTICE OF APPROVAL

EJ Cop
279 Achtzehn
Fredericksburg, TX 78624

PERMIT # 8508

Property Location: 279 Achtzehn

GILLESPIE COUNTY, TEXAS

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

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

Addition: 420GPD = UP TO 6BR, <5500 SQFT LIVING AREA

Dwayn C Boos

Inspector and Gillespie County Designated Representatives:
- [x] Dwayn C. Boos OS0011257
- [ ] Linda Page

Aug 4, 2021
Date

***Email Mandatory ejcop36@gmail.com

GATE CODE: _____

3

Gillespie County Application for On-Site Sewage Facility

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

Permit # 8508 Date: 7/8/2021 Fee: 150

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

Name of Landowner: COP (Last Name), EJ (First Name), ____ (MI)

Mailing Address: 279 ACHTZEHN (House # and/or PO Box), FREDERICKSBURG TX (City&State), 78624 (Zip Code)

Physical Address/Location of new Septic System: 279 ACHTZEHN (House # & Street Name)

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

Daytime Phone Number(s): _____ Cell Number(s): (210) 748-2036

Legal Description: Volume: __ Page: __ Instrument#: _____ Gillespie CAD Tax ID # 185869

Subdivision Name: RENEGADE RANCH Lot#: ____ Blk ____ Phase ____ Tract 3

Abstract: _____ Survey Name and # : _____

Total Acreage: 10 ☑ Private Well ☐ Public Well (Supplier's Name): _____

Name & License # of person installing the Septic System: John A. Taylor OS# 000335

Email johnt@hctc.net Cell # 830-739-1492

Information on a Single Family Residence: ☑ House ☐ Mobile Home ☐ Manufactured

Total Square Footage of Living Area: ☐ <1500 ☐ <2500 ☐ <3500 ☐ <4500 or ☑ <4900

# of bedrooms 4, # of bathrooms (Full) 4, (Half) 1, Does it have or will it have water saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? ✓ Yes ___ No Water Softener (Demand-Initiated Regenerution) Circle: (Y) or N

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

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

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

_____ (Signature of Landowner) 6.9.21 (Date)

Office use only:

Daily wastewater usage rate: Q= 420 (gallons/day) UP TO 6BR, <5500#

☑ 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 2139-21

For Aerobic Treatment units and non-standard treatment (if applicable): EK 7/21/21

☐ Affidavit to the Public

☐ Two-year Maintenance Contract

☑ AUTHORIZATION to CONSTRUCT Date: July 20, 2021

Certification of Approval

Final Inspection PERMIT # 8508

Date: 8/4/2021 Approved by: Dwayne C Boss

I. Sewer (House Drain): ☑ 3" Sch 40 ☐ 4" Sch 40 ☐ Other:_____

Slope of sewer pipe to tank ☑ minimum of 1/8"/ft.

☑ Cleanouts every 50 ft. and with 5 ft. of 90° bends

II. Treatment: ☑ Conventional Tanks ☐ Aerobic ☐ Other: _____

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. 1250 2C	44826	Y/N	C.+M
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	SQUARE FEET AREA= LENGTH X CREDIT
1. 429 ft.	3 ft.	1 ft.	5	2145 Sq.ft.
2. ft.	ft.	ft.		Sq.ft.

IV. Surface Disposal (Application):

Loading Rate: _____ Area Required in Sq. ft. _____

Area Designed in Sq. ft. _____

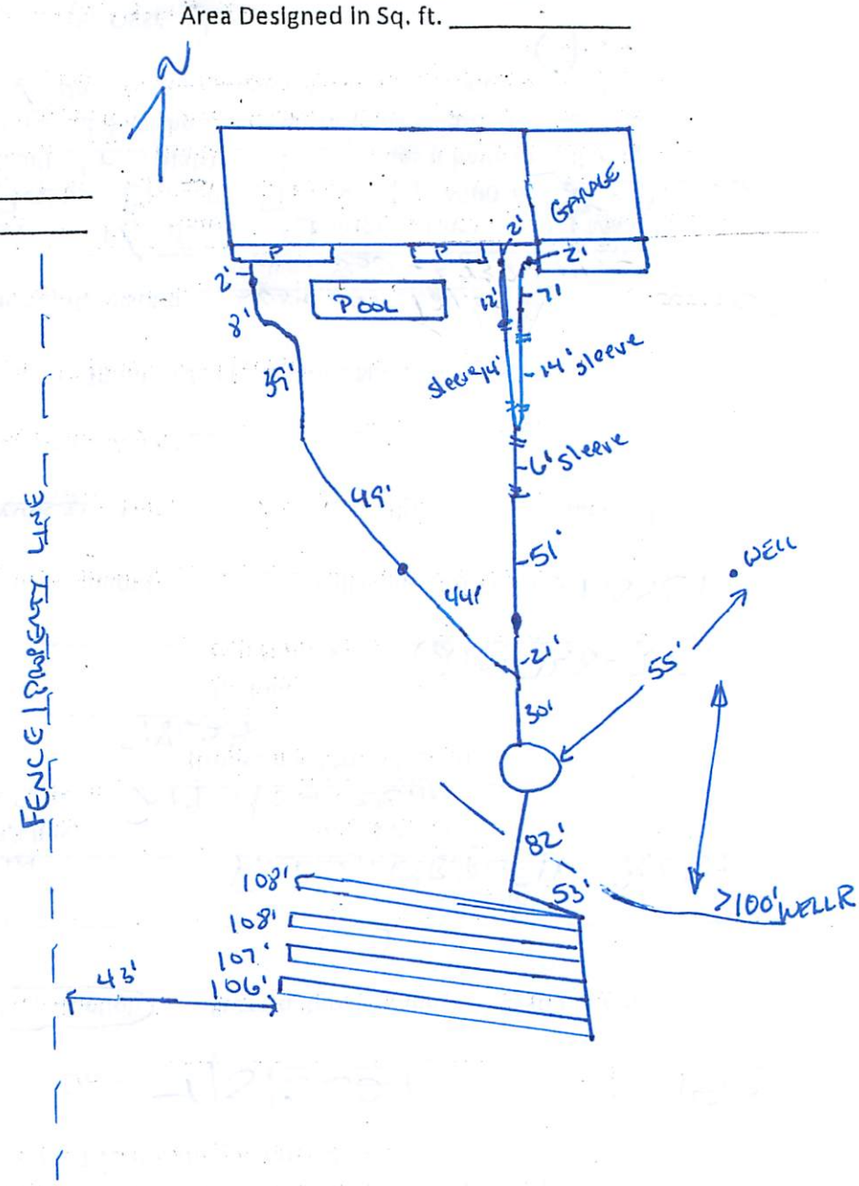
Timer installed ----------Y/N

Anti-siphon Hole used----------Y/N

Check valve used----------Y/N

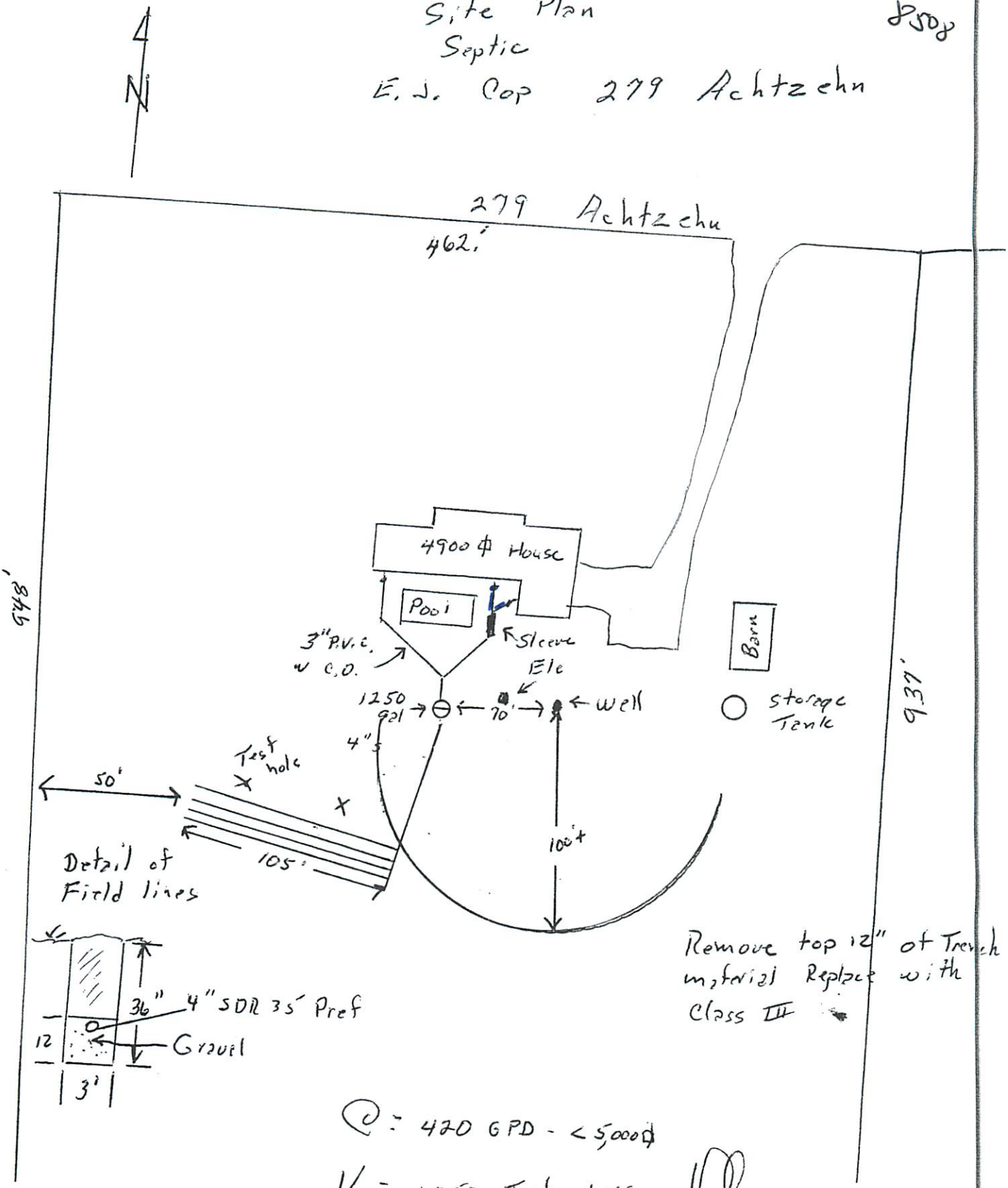
V. Map of System: GPS UTM 14 R _____

Not to Scale



Site Plan
Septic
E. J. Cop 279 Achtzehn

8508



Q = 420 GPD - < 5,000 ⌂

V = 1,250 Tank Less Than 500 GPD 2 Comp.

$\frac{420 \text{ GPD}}{.2 \text{ RA}}$ = 2100 SQFT

$\frac{2100 \text{ ⌂}}{5' \text{ CREDIT}}$ = 420' OF 3' WIDE GRAVEL TRENCH

07-08-2021

Date: 7-15-21 **Site Evaluation Number:** 0321

Site Evaluator Information:

Name: EDWARD PARKER Phone: 830 928 7259 Fax: _____

Company: NA Address: 1368 HC 474

City: HARPER State: TX Zip Code: 78631

Applicant and Property Information:

Name: E.J. COP Phone: 210 748 2036 Fax: _____

Address: 279 ACHTZEHN City: FREDRICKS-BURG State: TX Zip Code: 78624

Lot: __ Block ___ Subdivision RENACADE County GILL Unincorporated Area? (Y) or N

Street/Road Address: 279 ACHTZEHN City: FREDRICKS-BURG Zip Code: 78624

Additional Information: _____

Schematic of Lot or Tract

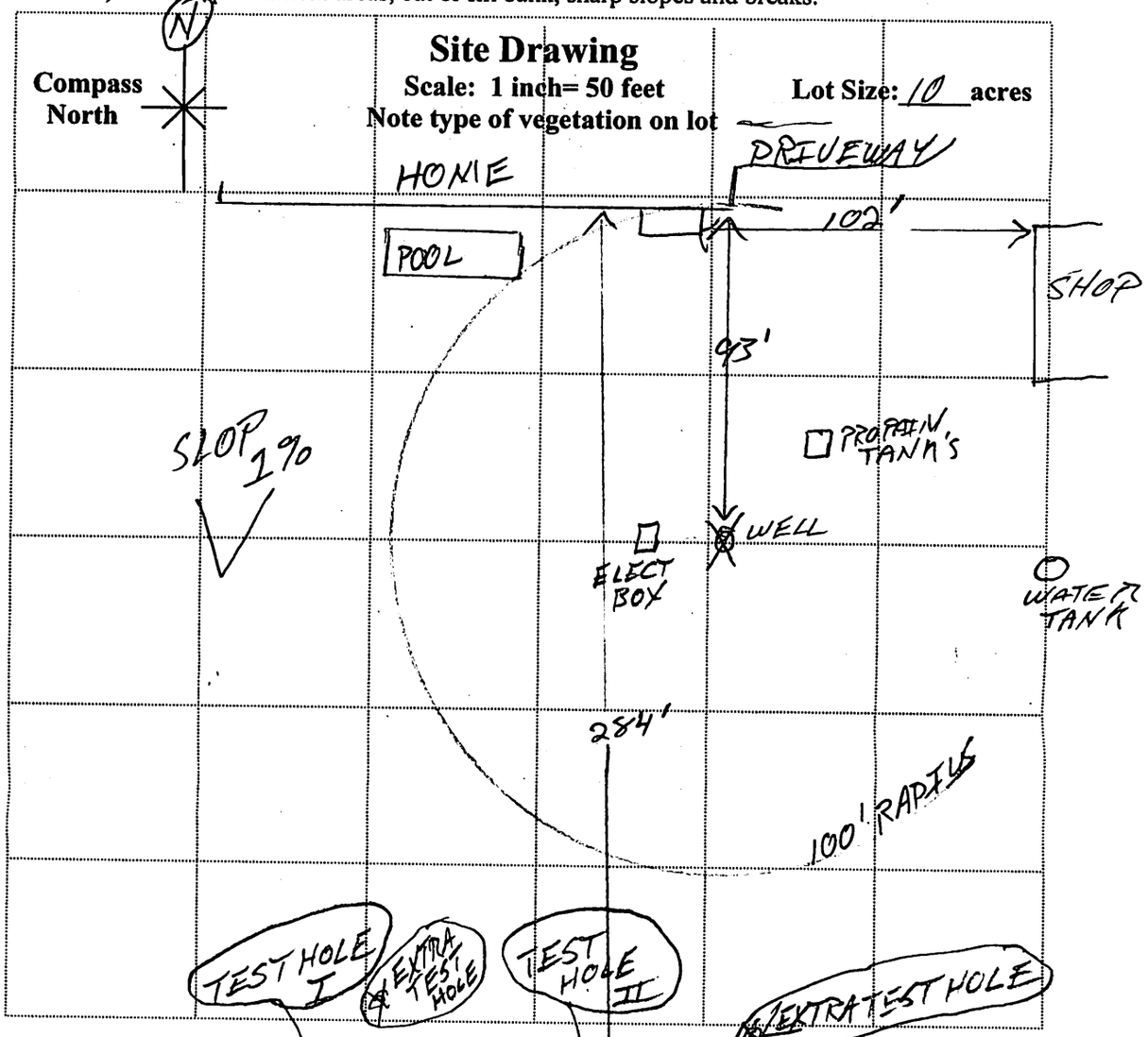
Show: ☑ Compass North, adjacent streets, property lines, property dimensions, location of buildings, casements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

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

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

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

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



Features of Site Area

Presence of 100 year flood zone	Yes___	No ✓
Presence of adjacent ponds, streams, water impoundments	Yes___	No ✓
Existing or proposed water well in nearby area	Yes ✓	No___
Organized sewage service available to lot or tract	Yes___	No ✓

Signature: Edward J. Parker Site Evaluator License No: OSO027433

(Circle one: RS, PE, DR, (Installer II))

On-Site Sewerage Facility
Soil Evaluation Report Information

Date Soil Survey Performed: 7-15-21

Site Location: 279 ACHTZEHN

County: GILLISPIE Proposed Excavation Depth: 18"-24"

Name of Site Evaluator: EDWARD J. PARKER Registration Number: 050027453

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Edward J. Parker 7-15-21
Signature of Site Evaluator Date

Requirements: At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Soil boring locations or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon. Identify any restrictive features and indicate depths where features appear.

Soil Boring Number I

Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III-blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Fingerprint-Slight/Distinct, Root zone, Texture-gritty/floury, etc)
0 – 16"	IV	SILTY CLAY	NA	NO	RIBBON 2"+ FINGER DISTINCT ROOT YES TEXT FLOURY
16" – 60"	III	SILTY CLAY LOAM	NA	NO	RIBBON 1½" FINGER SLIGHT ROOT NO TEXT VERRY GRITTY

Soil Boring Number II

Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III-blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Fingerprint-Slight/Distinct, Root zone-Texture-gritty/floury, etc)
0 – 16"	IV	SILTY CLAY	NA	NO	RIBBON 2"+ FINGER DISTINCT ROOT YES TEXT FLOURY
16" – 60"	III	SILTY CLAY LOAM	NA	NO	RIBBON 1½ FINGER SLIGHT ROOT NO TEXT VERRY GRETTY

Gillespie CAD Property Search

Property ID: 185869 For Year 2026

Property Details

Account		
Property ID:	185869	**Geographic ID:** A1001-0461-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	279 ACHTZEHN RD TX	
Map ID:	5-N	**Mapsco:**
Legal Description:	ABS A-MULTIPLE MULTIPLE ABST, 1. ACRES, -RENEGADE RANCH NORTH TRACT 3- HOMESITE-	
Abstract/Subdivision:	A-MULTIPLE	
Neighborhood:	(F300) FBG 965 NORTH CLOSE	
Owner		
Owner ID:	337144	
Name:	COP, EDWARD J & LANA LYONS	
Agent:		
Mailing Address:	279 ACHTZEHN RD FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$2,351,080 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$39,590 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$2,390,670 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$2,390,670 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$2,390,670
Ag Use Value:	$0

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: COP, EDWARD J & LANA LYONS

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$2,390,670	$2,390,670	$6,418.95	$3,604.46
HUW	HILL CNTRY UWCD	$2,390,670	$2,390,670	$117.14	
SFB	FREDBG ISD	$2,390,670	$2,190,670	$16,936.07	$8,330.63
WCD	GILLESPIE WCID	$2,390,670	$2,390,670	$4.26	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$2,390,670	$2,390,670	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $12,056.49

Estimated Taxes Without Exemptions: $25,022.62

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 5412.0 sqft **Value:** $2,351,080

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M8	2020	4181
MA2	MAIN AREA 2ND STORY	*	2020	1231
AGF2	ATT GARAGE FINISHED DOUBLE	*	2020	1111
OP	OPEN PORCH	*	2020	397
OP	OPEN PORCH	*	2020	206
OP	OPEN PORCH	*	2020	150
BARN	BARN	BARN5	2020	1250
SHED	SHED	SHED5	2020	2500
HOT TUB	HOT TUB	HTUB5	2021	64
POOL	POOL	POOL5	2021	692
PO	PATIO	*	2021	2081

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	$39,590	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$2,351,080	$39,590	$0	$2,390,670	$0	$2,390,670
2025	$2,485,280	$39,590	$0	$2,524,870	$0	$2,524,870
2024	$2,286,410	$35,390	$0	$2,321,800	$0	$2,321,800
2023	$2,286,410	$35,390	$0	$2,321,800	$206,489	$2,115,311
2022	$1,894,210	$28,800	$0	$1,923,010	$0	$1,923,010
2021	$625,300	$24,000	$0	$649,300	$0	$649,300

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number

Gillespie CAD Property Search

Property ID: 90583 For Year 2026

Property Details

Account		
Property ID:	90583	**Geographic ID:** A1001-0461-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	279 ACHTZEHN RD TX	
Map ID:	5-N	**Mapsco:**
Legal Description:	ABS A-MULTIPLE MULTIPLE ABST, 9.01 ACRES, -RENEGADE RANCH NORTH TRACT 3-	
Abstract/Subdivision:	A-MULTIPLE	
Neighborhood:	(F300) FBG 965 NORTH CLOSE	
Owner		
Owner ID:	337144	
Name:	COP, EDWARD J & LANA LYONS	
Agent:		
Mailing Address:	279 ACHTZEHN RD FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$356,690 (+)
Market Value:	$356,690 (=)
Agricultural Value Loss:	$355,710 (-)
Appraised Value:	$980 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$980
Ag Use Value:	$980

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: COP, EDWARD J & LANA LYONS

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$356,690	$980	$2.63	
HUW	HILL CNTRY UWCD	$356,690	$980	$0.05	
SFB	FREDBG ISD	$356,690	$980	$7.58	
WCD	GILLESPIE WCID	$356,690	$980	$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$356,690	$980	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $10.26

Estimated Taxes Without Exemptions: $3,733.39

Authentisign ID: 4205939C-62AA-F111-9B33-000D3A4FF82A

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT 279 Achtzehn Rd Fredericksburg, TX 78624

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

Seller [X] is __ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? __ _____ (approximate date) or __ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring		X		Natural Gas Lines		X		Pump: __ sump __ grinder			
Carbon Monoxide Det.		X		Fuel Gas Piping:				Rain Gutters		X	
Ceiling Fans	X			-Black Iron Pipe				Roof/Attic Vents			X
Cooktop/Range/Stove	X			-Copper				Sauna		X	
Dishwasher	X			-Corrugated Stainless Steel Tubing				Smoke Detector	X		
Disposal	X			Hot Tub	X			Smoke Detector - Hearing Impaired		X	
Emergency Escape Ladder(s)		X		Intercom System		X		Spa		X	
Exhaust Fans	X			Microwave	X			Trash Compactor		X	
Fences	X			Outdoor Grill		X		TV Antenna		X	
Fire Detection Equip.	X			Patio/Decking	X			Washer/Dryer Hookup	X		
French Drain		X		Plumbing System	X			Window Screens	X		
Gas Fixtures	X			Pool	X			Public Sewer System		X	
Liquid Propane (LP) Gas:	X			Pool Equipment	X						
-LP Community (Captive)		X		Pool Maint. Accessories	X						
-LP on Property	X			Pool Heater	X						

Item	Y	N	U	Additional Information
Central A/C	X			X electric __ gas number of units: 3
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units	X			number of units: ~~2 - 1 in garage & 1 in shop~~ min
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			X electric __ gas number of units: 3
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: _____ __ electric __ gas __ other: _____
Fireplace & Chimney	X			__ wood X gas logs __ mock __ other: _____
Carport		X		__ attached __ not attached
Garage	X			X attached __ not attached
Garage Door Openers	X			number of units: 7 number of remotes: 6
Satellite Dish & Controls		X		__ owned __ leased from: _____
Security System	X			X owned __ leased from: _____

Authentisign ID: 4205939C-62AA-F111-9B33-000D3A4FF82A

Concerning the Property at 279 Achtzehn Rd Fredericksburg, TX 78624

Item	Y	N	U	Additional Information
Solar Panels		☒		__ owned __ leased from:
Water Heater	☒			__ electric ☒ gas __ other: _____ number of units: 2
Water Softener	☒			☒ owned __ leased from:
Other Leased Items(s)				if yes, describe:
Underground Lawn Sprinkler	☒			☒ automatic __ manual areas covered: 4.5 acres
Septic / On-Site Sewer Facility	☒			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: __ city ☒ well __ MUD __ co-op __ unknown __ other: _____

Was the Property built before 1978? __ yes ☒ no __ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: tile Age: 5 years (approximate)

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

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

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

Item	Y	N	Item	Y	N	Item	Y	N
Basement		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

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

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

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

Authentisign ID: 4205939C-62AA-F111-9B33-000D3A4FF82A

Concerning the Property at 279 Achtzehn Rd Fredericksburg, TX 78624

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

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

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

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

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

Section 5. Insurance. (Indicate Yes (Y) or No (N))	Y	N
The Property is presently covered by insurance.	☒	
The Property is presently covered by flood insurance.*		☒
The Property is presently covered by windstorm insurance.		☒
You (Seller) have been unable to insure the Property for any reason.		☒

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

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

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

Section 7. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? __ yes ☒ no If yes, explain: _____

Authentisign ID: 4205939C-62AA-F111-9B33-000D3A4FF82A

Section 8. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

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

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? __ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

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Section 10. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y	N	
__	☒	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
__	☒	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
__	☒	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
__	☒	Any death on the Property <u>except</u> for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
__	☒	Any condition on the Property which materially affects the health or safety of an individual.
__	☒	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
__	☒	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
__	☒	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
__	☒	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary): _____

__ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: $ _____ per _____ and are: __ mandatory __ voluntary
Any unpaid fees or assessment for the Property? __ yes ($ _____) __ no
If the Property is in more than one association, provide information about the other associations or attach information to this notice: _____

__ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? __ yes __ no If yes, describe: _____

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

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

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

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

[X] Homestead
__ Wildlife Management
__ Other: _____
__ Senior Citizen
[X] Agricultural
__ Disabled
__ Disabled Veteran
__ Unknown

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

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

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

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

Authentisign
EJ Cop 09/07/2026
Signature of Seller Date Signature of Seller Date

Printed Name: EJ Cop 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.

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(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	phone #:
Sewer:	Septic System	phone #:
Water:	Private Well	phone #:
Cable:		phone #:
Trash:	Waste Management	phone #:
Natural Gas:		phone #:
Phone Company:		phone #:
Propane:	Hill Country Propane	phone #:
Internet:	Starlink	phone #:
Security System:		phone #:

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:

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