

# 1180 BOOS LANE

4 Bed | 3 Bath | 3,092 sq ft | 4.85 Acres  
OFFERED AT \$999,000



Originally a three-bedroom, two-bath home, this property has been thoughtfully expanded to over 3,000 square feet with an additional living room, office, extra bedroom and bath, and flexible bonus space. An attached barn conversion adds 1,172 square feet with kitchen, bath, and HVAC in place, awaiting a buyer's finishing touch — ideal for extended family living, guest quarters, studio, or workshop. A successful one-bedroom, one-bath short-term rental generates approximately \$44,000 annually, providing proven income potential. Five peaceful acres are set up for hobby-ranch living with pens for goats, sheep, and a horse, plus a chicken coop — all just three miles from Fredericksburg, offering privacy, flexibility, and a true Hill Country lifestyle.

Scan QR Code for additional information and photos



**Jill Tabor**

REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



**PORTFOLIO**

REAL ESTATE  kw

# 1180 BOOS LANE

1 Bed | 1 Bath | 616 sq ft



The property also includes a popular one-bedroom, one-bath short-term rental generating approximately \$44,000 annually, offering immediate income potential.

Scan QR Code for additional information and photos



**Jill Tabor**

REALTOR®

830-456-8115

jill@jilltabor.com



**PORTFOLIO**

REAL ESTATE  kw

MLS #: R101757A (Active) List Price: \$999,000 (108 Hits)

1180 -- Boos Lane Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 0  
**Main House Living SqFt :** 3,092  
**Apx Total SqFt:** 3,718  
**Price Per SQFT:** \$268.69  
**Source SqFt:** Appraiser  
**Appx Year Built:** 1995  
**Type & Style:** Ranch  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Propane, Central, Mini-Split  
**A/C:** Central Air, Mini-Split  
**Garage/Carpport:** 2 Car

**Unit #:**  
**Original List Price:** \$1,099,000  
**Area:** County-Central  
**Subdivision:** Oakwood Forest  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** Less than 6 miles  
**Property Size Range:** 1-5 Acres  
**Apx Acreage:** 4.7500  
**Seller's Est Tax:** 7209.86  
**Showing Instructions:** Appointment Only, Lockbox  
**Days on Market** 36

**Tax Exemptions:** Taxes w/o Exemptions: \$8,292.20 **Tax Info Source:** CAD **CAD Property ID #:** 60223 and 191899 **Zoning:** None

**Flood Plain:** No **Deed Restrictions:** Yes **STR Permit:** Yes **Permit #:** 000000 **Manufactured Homes Allowed:** No

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

**Road Maintenance Agreement:** No **Rental Property:** Short-Term **Rental \$:** **Items Not In Sale:**

**Guest House:** Yes **# of Guest Houses:** 1 **Total Guest House SqFt:** 626

**Guest House # Bedrooms:** 1 **Guest House # Baths:** 1 **Guest House # Half Baths:** 0

**Construction:** Brick, HardiPlank Type  
**Foundation:** Slab  
**Roof:** Metal  
**Flooring:** Carpet, Concrete, Tile  
**Utilities:** CTEC Electric, Propane Tank-Owned  
**Water:** Well  
**Sewer:** Septic Tank  
**Fireplace/Woodstove:** Wood Burning Stove  
**Appliances:** Dishwasher, Disposal, Range

**City/Rural:** In City Limits  
**Site Features:** Deck/Patio, Guest Quarters, Wired for High Speed Internet  
**Interior Features:** Pantry, Washer-Dryer Connection  
**Topography:** Few Trees, Level  
**Surface Water:** None  
**Access:** City Street  
**Location Description:** Gravel Drive  
**Documents on File:** Deed Restrictions, Septic Permit, Well Log  
**Misc Search:** Horses Permitted, Livestock Permitted, Potential Short-Term Rental

**Trms/Fin:** **Trms/Fin:** Cash, Conventional

**Possessn:** Closing/Funding

**Excl Agy:** No

**Title Company:** Select Title

**Attorney:**

**Refer to MLS#:**

**Location/Directions:** From Main St, head north toward N Adams St. Turn right onto S Adams St / Hwy 16 and continue south. Turn left onto Boos Ln (Fair Dr). Continue approximately 1.2 miles — property will be on the right.

**Owner:** RUSSELL, TOMMY RAY & CATHY ANN

**Occupancy:** Owner

**Legal Description:** OAKWOOD FOREST LOT 7-PT, 4.75,-HOMESITE- and .1, -B&B-

**Instructions:** Call ShowingTime (800-746-9464) to schedule a showing. Approval of a showing for the house does not guarantee the B&B is available. Please confirm B&B availability separately with the listing agent.

**Public Remarks:** Unique Fredericksburg Retreat! This listing is truly one of a kind. Originally a cozy three-bedroom, two-bath home, it has been thoughtfully expanded with a spacious additional living room, dedicated office, an extra bedroom and bath, plus a flexible bonus space — bringing the main home to over 3,000 square feet of living space. What makes this property stand out even more is the attached barn conversion. The structure is already heated and cooled and equipped with a kitchen, living, bedroom and bathroom and offers an additional 1,172 square feet. There is an additional half bath and flex room just awaiting a buyer's finishing vision to bring it fully to life — ideal for extended family living, guest accommodations, studio, or workshop space. The property also includes a popular one-bedroom, one-bath short-term rental generating approximately \$44,000 annually, offering immediate income potential! Outside, the acreage is set up for true hobby-ranch living with established pens suitable for goats, sheep, and even a horse, along with a chicken coop — a great setup for anyone wanting animals, gardening, or youth agricultural projects such as 4-H. Set on five peaceful acres just three miles from Fredericksburg, the property lends itself beautifully to multigenerational living or a family compound-style arrangement, offering a rare blend of flexibility, privacy, and opportunity while maintaining a residential feel.

**Agent Remarks:** Property website: <https://1180-boos-lane.jilltabor.com/>

**Display on Internet:** Yes

**Display Address:** Yes

**Allow AVM:** No

**Allow Comments:** No

**Office Broker's Lic #:** 547594

**Listing Office:** Portfolio Real Estate - KW (#:1462)

**Main:** (830) 997-6041

**Mail Address 1:** 804 S. Adams St

**Mail City:** Fredericksburg

**Mail Zip Code:** 78624

**Supervising Agent Name:**

**Supervising Agent License #:**

**Listing Agent:** Jill Tabor (#:12)

**Agent Email:** [jill@jilltabor.com](mailto:jill@jilltabor.com)

**Contact #:** (830) 456-8115

**License Number:** 0562308

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

## 1180 BOOS LANE | PROPERTY FEATURE LIST

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### Property Overview

Expanded Hill Country home offering over 3,000 square feet in the main residence. Originally a 3 bedroom, 2 bathroom home, thoughtfully enlarged to include:

- Additional living room
- Dedicated office
- Extra bedroom and bathroom
- Flexible bonus space

Attached barn conversion (~1,172 sq ft) already equipped with kitchen, bathroom, and HVAC — ready for a buyer's finishing vision. Ideal for guest quarters, studio, workshop, or multigenerational living.

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### Income Potential

- Established 1 bedroom / 1 bathroom short-term rental
  - Generates approximately \$44,000 annually
  - Separate septic system for the BnB
  - Furnishings and improvements less than 3 years old
- 

### Major System Updates

- Hail-resistant metal roof (2 years old)
  - Two HVAC units:
    - One less than 1 year old
    - One 4 years old
  - Upgraded septic system (approximately 1.5 years old)
  - Strong producing well (noted selling feature when purchased)
- 

### Interior Features

- Tumbled travertine tile flooring throughout most of the home
- New bathroom addition with heated air-jet soaking tub
- Spacious, flexible floor plan ideal for working from home or accommodating guests

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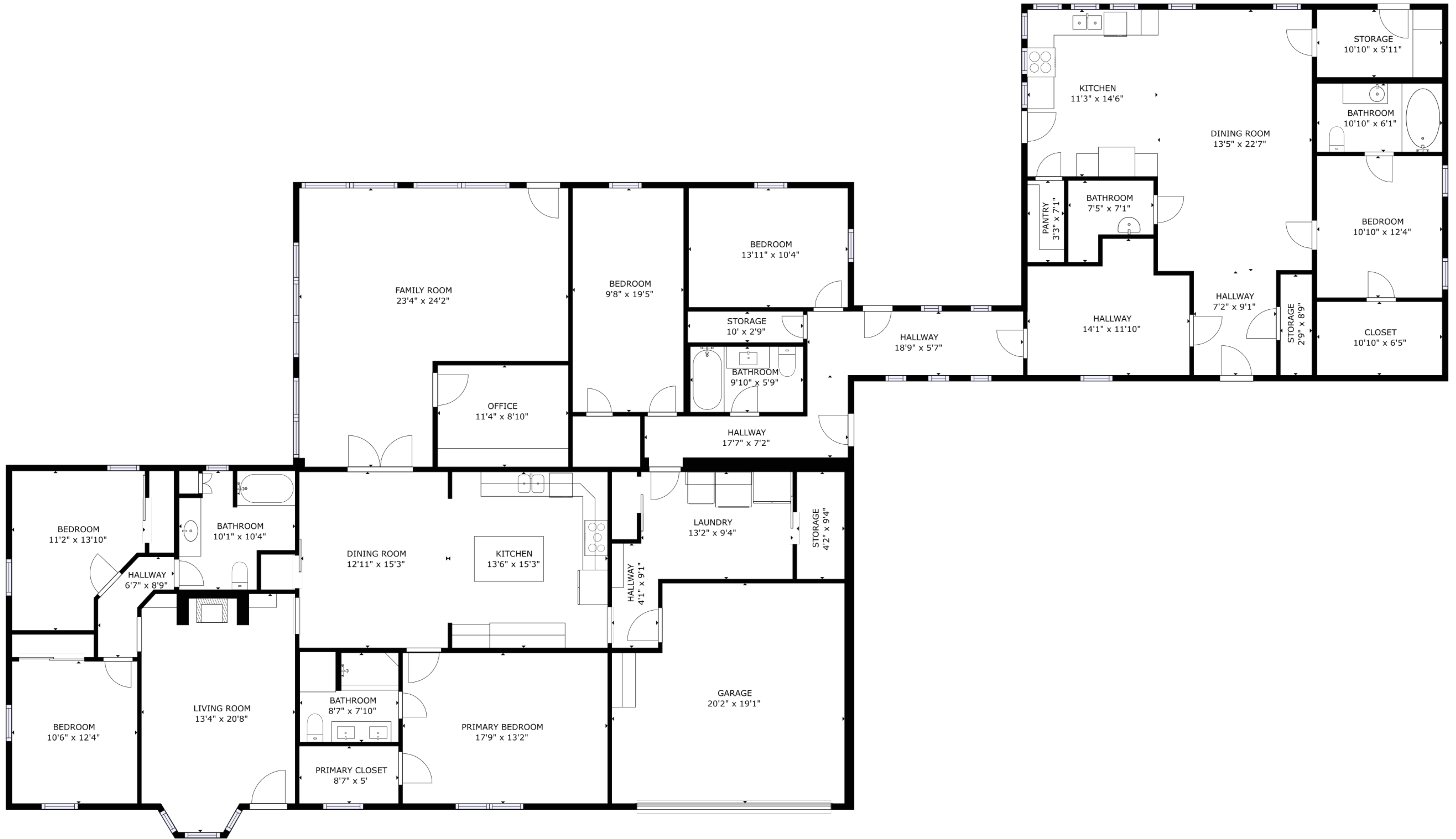
## **Land & Outdoor Living**

- Hobby-ranch ready acreage
- Pens suitable for goats, sheep, or a horse
- Chicken coop
- Space for gardening or youth agricultural projects (4-H/FFA)
- Frequent nightly visits from local deer herd

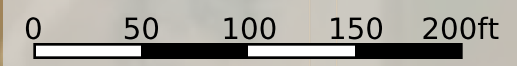
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## **Unique Value**

Multi-use property offering a primary residence, guest space, and income-producing rental. Move-in ready with future expansion opportunities and a rare combination of lifestyle and investment potential.



GROSS INTERNAL AREA  
 FLOOR 1: 4092 sq ft  
 EXCLUDED AREAS; GARAGE: 364 sq ft  
 TOTAL: 4092 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



 Boundary



## SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT 1180 Boos Lane, Fredericksburg, Texas 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  Is  Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property?  \_\_\_\_\_ (approximate date)  Never occupied the Property.

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

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

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.			✓
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal		✓	
Emergency Escape Ladder(s)			✓
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain	✓		
Gas Fixtures		✓	
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

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

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna			✓
Smoke Detector	✓		
Smoke Detector – Hearing Impaired			✓
Spa			✓
Trash Compactor			✓
TV Antenna	✓		
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System			✓

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



Solar Panels		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: <b>1</b>
Water Softener	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler	✓			<input type="checkbox"/> automatic <input checked="" type="checkbox"/> manual areas covered: <b>front yard and beds</b>
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: Metal Age: 3 (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	✓		Soil Movement		✓
Endangered Species/Habitat on Property		✓	Subsurface Structure or Pits		✓
Fault Lines		✓	Underground Storage Tanks		✓
Hazardous or Toxic Waste		✓	Unplatted Easements		✓
Improper Drainage		✓	Unrecorded Easements		✓
Intermittent or Weather Springs		✓	Urea-formaldehyde Insulation		✓
Landfill		✓	Water Damage Not Due to a Flood Event		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓	Wetlands on Property		✓



Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

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

**(Diseased Trees)** there are some of the post oaks that have died on the property

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

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

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

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

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



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

For purposes of this notice:

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

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

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

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

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

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

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

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

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

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

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: \_\_\_\_\_

Manager's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_  mandatory  voluntary

Any unpaid fees or assessment for the Property?  Yes (\$ \_\_\_\_\_ )  No

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.



- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
Any optional user fees for common facilities charged?  yes  no If yes, describe
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

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

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: \_\_\_\_\_
- Unknown









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Seller  Is  Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property?  \_\_\_\_\_ (approximate date)  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		✓		Natural Gas Lines		✓		Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Carbon Monoxide Det.			✓	Fuel Gas Piping:		✓		Rain Gutters	✓		
Ceiling Fans	✓			-Black Iron Pipe			✓	Range/Stove	✓		
Cooktop	✓			-Copper			✓	Roof/Attic Vents	✓		
Dishwasher			✓	-Corrugated Stainless Steel Tubing			✓	Sauna			✓
Disposal		✓		Hot Tub	✓			Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System			✓	Smoke Detector – Hearing Impaired			✓
Exhaust Fans	✓			Microwave	✓			Spa			✓
Fences	✓			Outdoor Grill			✓	Trash Compactor			✓
Fire Detection Equip.	✓			Patio/Decking	✓			TV Antenna			✓
French Drain		✓		Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures		✓		Pool			✓	Window Screens	✓		
Liquid Propane Gas:		✓		Pool Equipment			✓	Public Sewer System			✓
-LP Community (Captive)		✓		Pool Maint. Accessories			✓				
-LP on Property		✓		Pool Heater			✓				

Item	Y	N	U	Additional Information
Central A/C		✓		<input type="checkbox"/> electric <input type="checkbox"/> gas number of units:
Evaporative Coolers		✓		number of units:
Wall/Window AC Units	✓			number of units: 1
Attic Fan(s)			✓	if yes, describe:
Central Heat		✓		<input type="checkbox"/> electric <input type="checkbox"/> gas number of units:
Other Heat	✓			if yes describe: <b>Wall Unit</b>
Oven	✓			number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input checked="" type="checkbox"/> mock <input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers				number of units: _____ number of remotes:
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from



Solar Panels		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: <b>1</b>
Water Softener	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler		✓		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
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: metal Age: 3 (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		✓	Soil Movement		✓
Endangered Species/Habitat on Property		✓	Subsurface Structure or Pits		✓
Fault Lines		✓	Underground Storage Tanks		✓
Hazardous or Toxic Waste		✓	Unplatted Easements		✓
Improper Drainage		✓	Unrecorded Easements		✓
Intermittent or Weather Springs		✓	Urea-formaldehyde Insulation		✓
Landfill		✓	Water Damage Not Due to a Flood Event		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓	Wetlands on Property		✓



Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

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

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

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

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

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

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



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

For purposes of this notice:

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

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

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

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

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

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

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

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

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

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

**Y N**

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: \_\_\_\_\_

Manager's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_  mandatory  voluntary

Any unpaid fees or assessment for the Property?  Yes (\$ \_\_\_\_\_ )  No

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.



- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
Any optional user fees for common facilities charged?  yes  no If yes, describe
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

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

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: \_\_\_\_\_
- Unknown









# INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING PROPERTY AT 1180 Boos Lane, Fredericksburg, Texas 78624

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

(1) Type of Treatment System:       Septic Tank       Aerobic Treatment       Unknown  
 \_\_\_\_\_

(2) Type of Distribution System:      drain field       Unknown

(3) Approximate Location of Drain Field or Distribution System:       Unknown  
back of home

(4) Installer      \_\_\_\_\_       Unknown

(5) Approximate Age:      \_\_\_\_\_       Unknown

## B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?       Yes       No  
If yes, name of maintenance contract: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_

*(Maintenance contracts must be in effect to operate aerobic treatment and certain "non-standard" on-site sewer facilities.)*

(2) Approximate date any tanks were last pumped?  
2023

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?       Yes       No  
If yes, explain:  
\_\_\_\_\_

(4) Does Seller have manufacturer or warranty information available for review?       Yes       No

## C. PLANNING MATERIALS, PERMITS AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:  
 Planning materials     Permit for original installation     Final inspection when OSSF was installed  
 Maintenance contract     Manufacturer information     Warranty information     other  
\_\_\_\_\_





# INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING PROPERTY AT 1182 Boos Lane, Fredericksburg, Texas 78624

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

(1) Type of Treatment System:       Septic Tank       Aerobic Treatment       Unknown  
 \_\_\_\_\_

(2) Type of Distribution System:      drain field       Unknown

(3) Approximate Location of Drain Field or Distribution System:       Unknown  
front to right side of structure

(4) Installer      \_\_\_\_\_       Unknown

(5) Approximate Age:      1       Unknown

## B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?       Yes       No  
If yes, name of maintenance contract: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_

*(Maintenance contracts must be in effect to operate aerobic treatment and certain "non-standard" on-site sewer facilities.)*

(2) Approximate date any tanks were last pumped?  
never, just over a year installed

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?       Yes       No  
If yes, explain:  
\_\_\_\_\_

(4) Does Seller have manufacturer or warranty information available for review?       Yes       No

## C. PLANNING MATERIALS, PERMITS AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:  
 Planning materials     Permit for original installation     Final inspection when OSSF was installed  
 Maintenance contract     Manufacturer information     Warranty information     other  
\_\_\_\_\_





Scanned  
11/8/24

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

**NOTICE OF APPROVAL OF**  
**On-Site Sewage Facility**

**Tommy & Cathy Russell**  
**1180 Boos Ln.**  
**Fredericksburg, Tx 78624**

**PERMIT #2377**

**Property Location: 1180 Boos 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.

Addition: 480gpd for:  
Revision } 4 BR < 3500 Sq. Ft. Living Area  
to Existing } 2 BR Guest House < 1500 Sq. Ft. Living Area  
System } Additional Field to accommodate additional  
Sq. Footage & Guest House

Inspector and Gillespie County Designated Representatives:

\_\_\_\_\_  
Dwayn C Boos OS0011257

\_\_\_\_\_  
*Sheryl Sutton*  
Sheryl Sutton OS0006358

Date: 4/25/24



# GILLESPIE COUNTY

## Permit Application for On-Site Sewage Facility

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

Permit # 2377-Revision Date: 3/6/24 Fee: 150.00

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

Name of Landowner: Russell (Last Name or Entity), Tommy & Cathy (First Name), RA (MI)

Mailing Address: 1180 Boos LN (House # and Street Name/or PO Box), Fbg TX (City & State), 78624 (Zip Code)

Daytime Phone Number(s): \_\_\_\_\_ Cell Number(s): 830-998-8710

\*\*\*Email Mandatory Tommy @ FREDERICKSBURG. CHURCH

Physical Address/Location of new Septic System: 1180 Boos LN (House # & Street Name), Fbg, TX (City & State), 78624 (Zip Code) \*\*\* GATE CODE: None

Legal Description: Gillespie CAD Property ID #: 60223 Volume 2 Page 4 Instrument# 8095305

Subdivision Name: Oak Wood Forest Lot#: \_\_\_\_\_ Blk \_\_\_\_\_ Phase \_\_\_\_\_ Tract 7  
 Abstract: \_\_\_\_\_ Survey Name and #: \_\_\_\_\_

Total Acreage: 4.85  Private Well  Public Well (Supplier's Name): \_\_\_\_\_

Name & License # of person installing the Septic System: Ben Ball OS# 31139

Email: ben@stkeechadonsite.com Cell #: 850-997-3600

Information on a Single Family Residence:  House  Mobile Home  Manufactured

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

# of bedrooms 4, # of bathrooms (Full) 2 (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:  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: 2 BR < 1500 GUEST HOUSE

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)

2/8/24  
(Date)

Office Use Only:

Daily wastewater usage rate: Q= 480 (gallons/day)

Q: 480 gpd = 4 BR < 3500 @ 300gpd  
2 BR < 1500 @ 180 gpd

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 # 2963-23

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: 3/11/24

3/11/24  
SAS

Not installed w/ 1st design info. revision submitted again

Certification of Approval

\* See Below

Final Inspection PERMIT # 9331

Date: 4/25/24 Approved by: S. Sutton

Guest House Only 4/25/24

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. _____	_____	Y/N	_____
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: \_\_\_\_\_

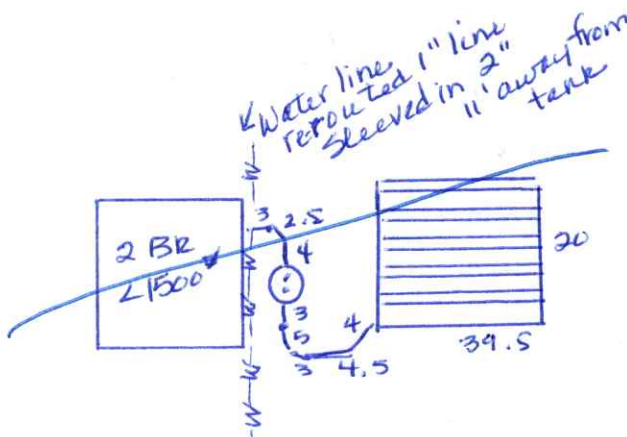
Subsurface Disposal:

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA LENGTH X CREDIT
1. 39.5 ft.	20 ft.	1 ft.	1	790 Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
3. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.

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

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

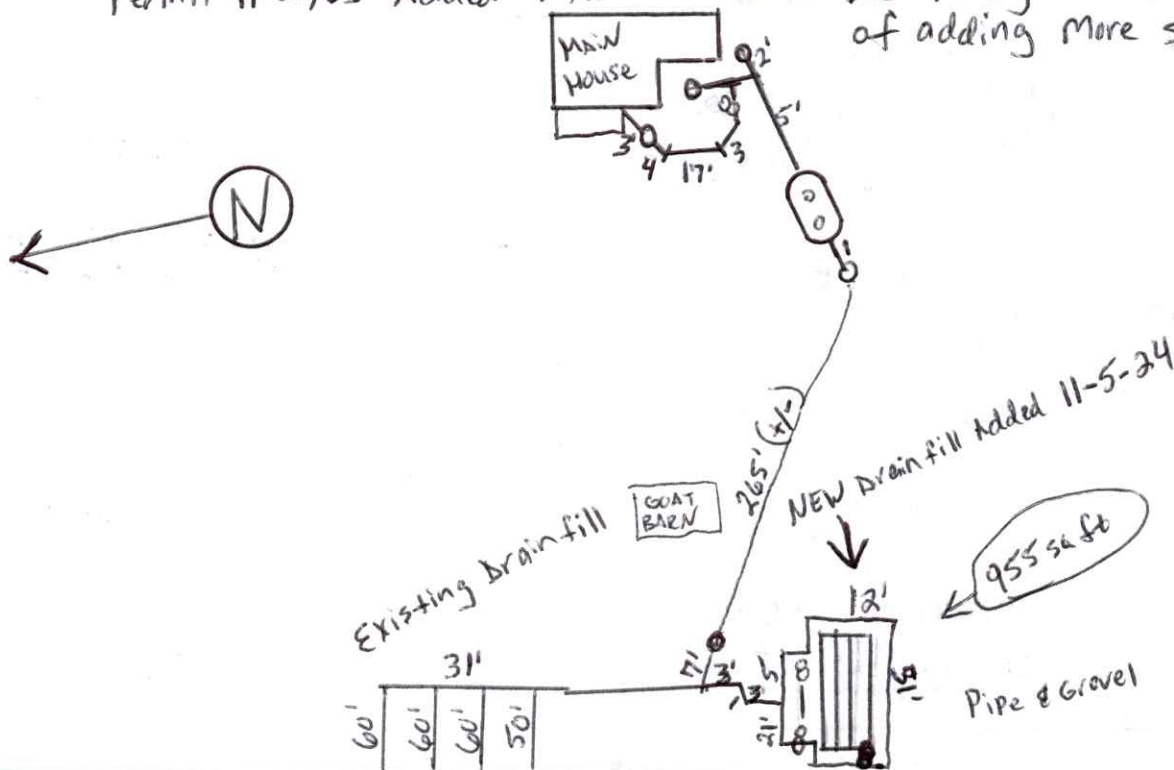
← This is actually #9331



1182 Boos lane #9331

← Guest House in back of property Mix up due to inspection changes.

Permit # 2963 Added lateral lines to the existing MAW House, because of adding more sq. ft.



## Facilities Served by OSSF and Overview

Parcel 60223 in Gillespie County is owned by Tommy and Cathy Russell according to Gillespie County publicly available data. The owner has a main home with an extension that includes a full kitchen. The main home has four bedrooms or less with less than 3500 sf of living space. The extension is two bedrooms or less with less than 1800 sf of living space. The subject OSSF will serve those two facilities only. This is not a new OSSF but an addition of drain field. Based on the site evaluation the Standard Absorptive Drain field addition has been selected. This report includes mayor system components only. This design is based on regulations set forth in Chapter 285 of the Texas Administrative Code Chapter 285 (30 TAC 285). This OSSF, including all of its components, shall be constructed, operated, and maintained in accordance with 30 TAC 285. See Attachment A to view the site evaluation.

Major OSSF Components are listed below:

- 1 – 1250 gallon, 2 compartment septic tank (existing)
- 1 – new drain field with 215 feet of perforated pipe per 30 TAC requirements
- 1 – existing drain field 292 ft

*See Attachment B to view existing permit.*

### Septic Tank

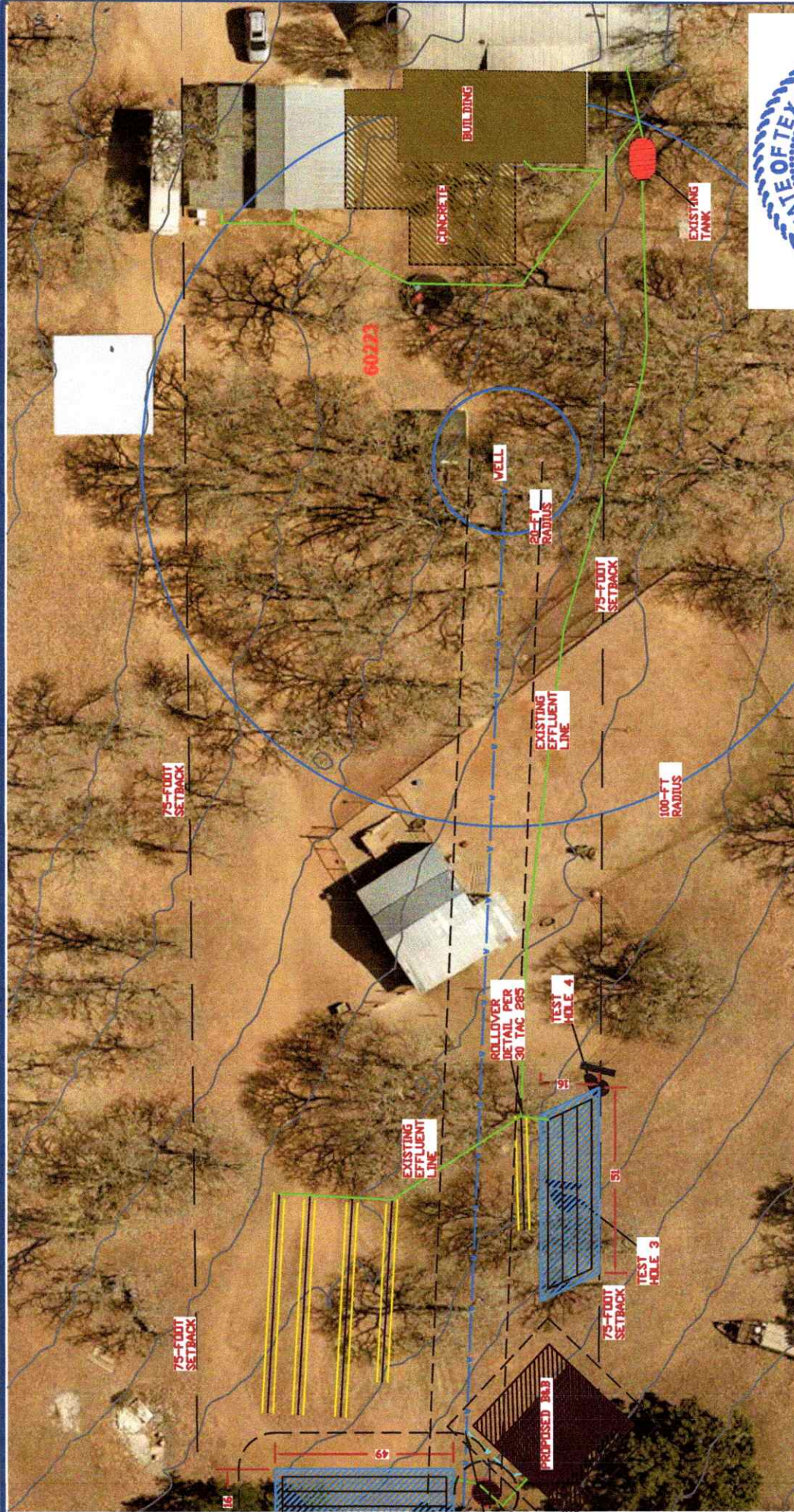
From the proposed residence influent will gravity flow into a 2 compartment, 1250-gallon septic tank that is existing. The slope of influent line shall be no less than 1/8-inch fall per foot of pipe, and its inside diameter shall be a minimum of 3 inches. Effluent will gravity flow from the septic tank to the drain field. Influent lines shall be Schedule 40 PVC. Effluent lines may be Schedule 40 PVC or SDR 35 PVC.

### Standard Absorptive Drain field

The drain field addition shall consist of 215 feet of perforated pipe. There shall be 3 perforated pipes 47 feet long, 4 feet on center, connected on both ends by perforated pipes. The excavation shall be 51 by 16 feet making a single bed. The bed is a parallelogram to minimize surface drop across the drain field addition. This addition will need to be in a different zone than the existing drain field and a rollover detail will be required. The bed will include porous media per 30 TAC 285 requirements. The excavation for the bed shall be between 18 and 36

inches deep and shall be level within tolerances stated in the 30 TAC 285. All parts of the excavation shall be greater than 5 feet from the property line. The exact property line location shall be verified onsite. The existing slope of the absorptive drain field is less than 30%. There are no wells within 100 feet of the drain field according to publicly available Texas Water Development Board data. See Attachment C to view layout.

<b>Calculation Sheet for a Standard Absorptive Drainfield and Septic Tank</b>			
<b>Hydraulic Loading</b>			
Facility Type	Unit Rate (gpd)	Units	Useage (gpd)
2 BR, < 1800 sf	180	1	180
3 BR, < 3500 sf	300	1	300
Single Family Dwellings			
Total Hydraulic Loading (gpd)			480
<b>Septic Tank</b>			
Required Size	30 TAC 285.91 (2)	351=<Q=<500	1250 gallons
Actual Size	from Public Records		1250 gallons
<b>Absorptive DrainField</b>			
Soil Class			III
Application Rate			0.2 gal/sf/day
Area Required			2400 sf
Actual Absorptive Area			2415 sf
Existing Absorptive Area per bed			1465 sf
<i>Based on Gillespie County Public Records - Permit 2377</i>			
Proposed Absorptive Area per bed = $L*W + 2*(L + W)$			950
Proposed Excavation Length			51 sf
Proposed Excavation Width			16 sf



*Will Weinheimer*

January 19, 2024

- NOTES:**
- THIS DRAWING WAS PRODUCED WITHOUT THE BENEFIT OF A BOUNDARY OR IMPROVEMENT SURVEY. THE PROPERTY LINE IS BASED ON STATE WIDE PARCEL INFORMATION; FOR MORE INFORMATION SEE <https://travis.org/sitomap/land-parcels/>. CONTRACTOR TO VERIFY BOUNDARY LOCATION AND CONSTRUCT WITHIN ALL APPLICABLE OFFSETS BASED ON FIELD MEASUREMENTS.
  - BACKGROUND IMAGERY IS PROVIDED FOR PERSPECTIVE AND THERE MAYBE DISTORTION. LOCATIONS OF IMPROVEMENTS SHOWN ARE APPROXIMATE.
  - 1 FOOT CONTOURS ARE BASED ON USGS 2019 LIDAR DATA.
  - THIS ON-SITE SEWAGE FACILITY (OSSF) SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH TITLE 30 PART 1 CHAPTER 285 OF THE TEXAS ADMINISTRATIVE CODE.
  - CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATION AND SPECIFICATIONS.
  - CONTRACTOR TO FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  - ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
  - DIMENSIONS TO PROPERTY LINES ARE GIVEN PERPENDICULAR TO PROPERTY LINES.
  - THIS DRAWING IS PRODUCED FOR THE DESIGN AND PERMITTING OF THE SUBJECT OSSF ONLY.
  - OWNER TO OBTAIN ANY VARIANCES NEEDED TO CONSTRUCT THE SUBJECT OSSF.
  - CONTRACTOR TO VERIFY THAT UTILITIES ARE NOT IN CONFLICT WITH THE PROPOSED DRAIN FIELD AND DRAIN LINES. IF THERE IS CONFLICT, UTILITIES MUST BE REROUTED ACCORDING TO 30 TAC 285 REQUIREMENTS.
  - IMPROVEMENTS SHOWN ARE APPROXIMATE.
  - ANY DRIVES OR PARKING AREAS MUST BE 5 FOOT CLEAR OF EXISTING AND PROPOSED DRAIN FIELDS.
  - ANY PRIVATE WATER LINE/WASTEWATER LINE CROSSINGS SHOULD BE TREATED AS PUBLIC WATER LINE CROSSINGS, PER 30 TAC 290 REQUIREMENTS.

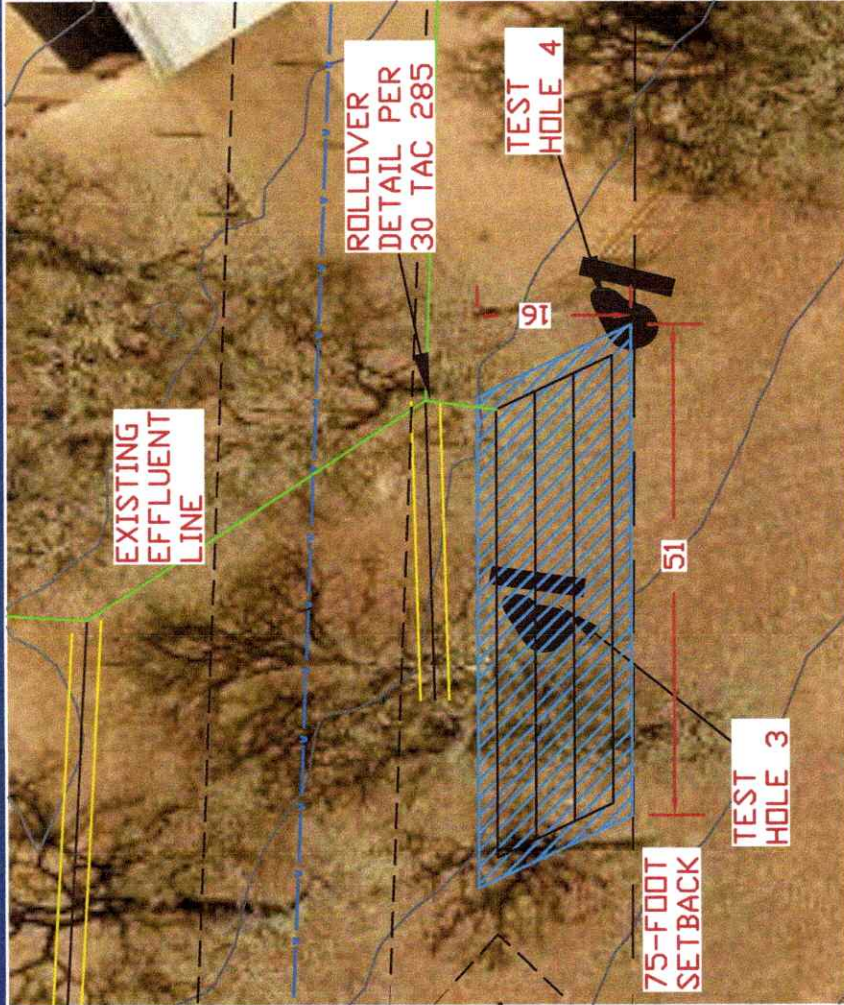
OSSF LAYOUT  
 MAIN RESIDENCE  
 1140 S. 600TH ST  
 FREDERICKSBURG, TX  
 78624  
 ATTACHMENT C  
 REV. 0



PROPOSED DRAINFIELD EXCAVATION  
 EXISTING DRAINFIELD EXCAVATION  
 APPROXIMATE EXISTING WATERLINE  
 PROPOSED WATERLINE

LEGEND:  
 PROPERTY LINE (Gillespie County Parcel Data)  
 OSSF SETBACK LINES  
 INFLENT AND EFFLUENT LINES

1121 State Hwy. 16 South LB 600  
 FREDERICKSBURG, TX 78624  
 PH: 512-942-1724  
 www.fbcengineering.com



**NOTES:**

1. THIS DRAWING WAS PRODUCED WITHOUT THE BENEFIT OF A BOUNDARY OR IMPROVEMENT SURVEY. THE PROPERTY LINE IS BASED ON STATE WIDE PARCEL INFORMATION; FOR MORE INFORMATION SEE <https://tnris.org/stratmap/land-parcels/>. CONTRACTOR TO VERIFY BOUNDARY LOCATION AND CONSTRUCT WITHIN ALL APPLICABLE OFFSETS BASED ON FIELD MEASUREMENTS.
2. BACKGROUND IMAGERY IS PROVIDED FOR PERSPECTIVE AND THERE MAYBE DISTORTION. LOCATIONS OF IMPROVEMENTS SHOWN ARE APPROXIMATE.
3. 1 FOOT CONTOURS ARE BASED ON USGS 2019 LIDAR DATA.
4. THIS IS NOT A CONSTRUCTION DRAWING.
5. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
6. DIMENSIONS TO PROPERTY LINES ARE GIVEN PERPENDICULAR TO PROPERTY LINES.
7. THIS DRAWING IS PRODUCED FOR THE PURPOSE OF PROVIDING A SITE EVALUATION FOR THE SUBJECT OSSF ONLY.
8. OWNER TO OBTAIN ANY VARIANCES NEEDED TO CONSTRUCT THE SUBJECT OSSF.
9. CONTRACTOR TO VERIFY THAT UTILITIES ARE NOT IN CONFLICT WITH THE PROPOSED DRAIN FIELD AND DRAIN LINES. IF THERE IS CONFLICT, UTILITIES MUST BE REROUTED ACCORDING TO 30 TAC 285 REQUIREMENTS.
10. IMPROVEMENTS SHOWN ARE APPROXIMATE.
11. ANY DRIVES OR PARKING AREAS MUST BE 5 FOOT CLEAR OF EXISTING AND PROPOSED DRAIN FIELDS.



January 19, 2024

Test Hole	Depth (inches)	Class	Description	Groundwater Evidence	Restrictive Horizon
3	0-10	III	BROWN TOPSOIL	NO	NO
	10-19	III	REDISH BROWN BLOCKY		
	19-60	III	WHITE CALICHE		
4	0-28	III	REDISH BROWN	NO	NO
	28-60	III	WHITE CALICHE		

Numbering starts with 3 in order to not become confused with the commercial OSSF design at this site.



*Approved  
11/8/24*

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

**NOTICE OF APPROVAL**

**Tommy & Cathy Russell  
1180 Boos Ln.  
Fredericksburg, Tx 78624**

**PERMIT #9331**

**Property Location: 1182 Boos 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.

Addition:

*180 GPD = UP TO 2 BR < 1500 Sq. Ft. Living Area  
(Short Term Rental)*

Inspector and Gillespie County Designated Representatives:

\_\_\_\_\_  
Dwayn C Boos OS0011257

*Sheryl Sutton*  
\_\_\_\_\_  
Sheryl Sutton OS0006358

Date: 4-25-24



# GILLESPIE COUNTY

## Permit Application for On-Site Sewage Facility

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

Permit # 9331 Date: 12/11/23 Fee: \$275

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

Name of Landowner: RUSSELL (Last Name or Entity), TOMMY + CATHY (First Name) (MI)

Mailing Address: 1180 Boos Ln (House # and Street Name/or PO Box), FREDERICKSBURG TX (City & State), 78624 (Zip Code)

Daytime Phone Number(s): 520 425 4465 Cell Number(s): \_\_\_\_\_

\*\*\*Email Mandatory cathrussell18@gmail.com; fusionmb@icloud.com

Physical Address/Location of new Septic System: 1182 Boos Ln (House # & Street Name), FREDERICKSBURG TX (City & State), 78624 (Zip Code) \*\*\* GATE CODE: \_\_\_\_\_

Legal Description: Gillespie CAD Property ID #: 60223 Volume 2 Page 4 Instrument# 20195305

Subdivision Name: Oak Wood Forest Lot#: \_\_\_\_\_ Blk \_\_\_\_\_ Phase \_\_\_\_\_ Tract 7

or  Abstract: \_\_\_\_\_ Survey Name and #: \_\_\_\_\_

Total Acreage: 4.85  Private Well  Public Well (Supplier's Name): \_\_\_\_\_

Name & License # of person installing the Septic System: BEN BALL OS# 0031139

Email: ben@arrowheadsite.com Cell #: 830 456 3791

Information on a Single Family Residence:  House  Mobile Home  Manufactured

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

# of bedrooms 1, # of bathrooms (Full) 1 (Half) \_\_\_\_\_. Does it have or will it have water

saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing

valves and/or faucet aerators:  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: SHORT-TERM RENTAL USE

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.

Cathy Russell  
(Signature of Landowner)

13 NOV 2023  
(Date)

Office Use Only:  
 Daily wastewater usage rate: Q= 180 (gallons/day) Q: 180 GPD = UP TO 2 BR < 1500R

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 # 2963-23  
 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: 3/11/24

3/11/24  
SS

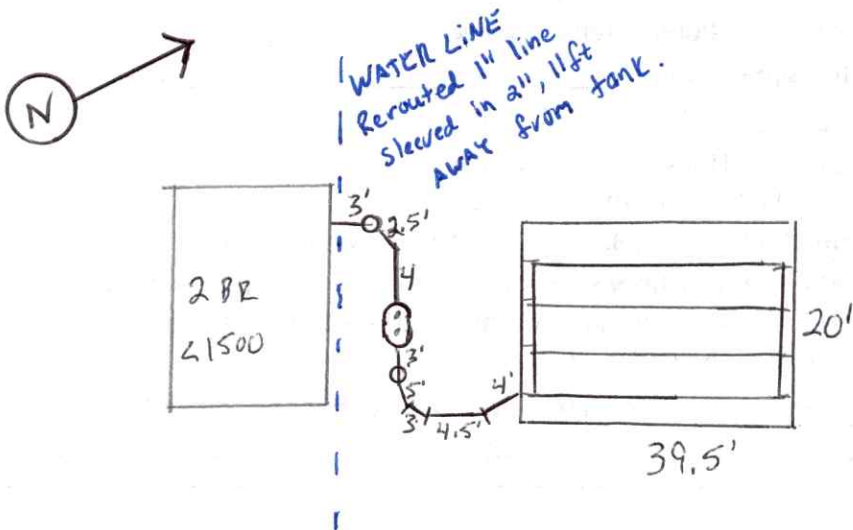
**Certification of Approval**

**Final Inspection PERMIT # 9331**

Date: 4-25-24 Approved by: S. Sutton (Re-Draw by M. Spain)

- 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. 750 2 312492  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: SQUARE FEET  

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	AREA LENGTH X CREDIT
1. <u>39.5</u> ft.	<u>20</u> ft.	<u>1</u> ft.	<u>-</u>	<u>790</u> Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
3. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
- IV. Surface Disposal (Application):  
 Loading Rate: \_\_\_\_\_ Area Required in Sq. ft. \_\_\_\_\_  
 Timer installed \_\_\_\_\_ Y/N Area Designed in Sq. ft. \_\_\_\_\_  
 Anti-siphon Hole used \_\_\_\_\_ Y/N  
 Check valve used \_\_\_\_\_ Y/N
- V. Map of System: GPS UTM 14 R \_\_\_\_\_ **Not to Scale**



## Facilities Served by OSSF and Overview

Parcel 60223 in Gillespie County is owned by Tommy and Cathy Russell according to Gillespie County publicly available data. The owner plans to add a bed and breakfast in a new building at the back of the property. The bed and breakfast will be 2 bedrooms or less and less than 1500 sf of living space. Based on the site evaluation the Standard Absorptive Drain field and Septic Tank have been selected. This report includes mayor system components only. This design is based on regulations set forth in Chapter 285 of the Texas Administrative Code Chapter 285 (30 TAC 285). This OSSF, including all of its components, shall be constructed, operated, and maintained in accordance with 30 TAC 285. See Attachment A to view the site evaluation.

Major OSSF Components are listed below:

- 1 – 750 gallon, 2 compartment septic tank from Buchanan Septic Tanks, Inc
- 1 – drain field with 204 feet of perforated pipe per 30 TAC requirements

*See Attachment B to view manufacturer's drawings and specifications.*

### Septic Tank

From the proposed bed and breakfast influent will gravity flow into a 2 compartment, 750-gallon septic tank from Buchanan Septic Tanks, Inc. The slope of influent line shall be no less than 1/8-inch fall per foot of pipe, and its inside diameter shall be a minimum of 3 inches. Effluent will gravity flow from the septic tank to the drain field. Influent lines shall be Schedule 40 PVC. Effluent lines may be Schedule 40 PVC or SDR 35 PVC.

### Standard Absorptive Drain field

The drain field shall consist of 204 feet of perforated pipe. There shall be 4 perforated pipes 45 feet long connected on both ends by perforated pipes 12 feet in length. The excavation shall be 49 by 16 feet making a single bed. The bed will include porous media per 30 TAC 285 requirements. The excavation for the bed shall be between 18 and 36 inches deep and shall be level within tolerances stated in the 30 TAC 285. All parts of the excavation shall be greater than 5 feet from the property line. The exact property line location shall be verified onsite. The existing slope of the absorptive drain field is less than 30%. There are no wells within 100 feet of the drain field according to publicly available Texas Water Development Board data. See Attachment C to view layout.

## Calculation Sheet for a Standard Absorptive Drainfield and Septic Tank

### Hydraulic Loading

Facility Type	Unit Rate (gpd)	Units	Useage (gpd)
2 Bedroom Single Family Dwelling Less then 1500 SF	180	1	180

Total Hydraulic Loading (gpd) 180 ✓

### Septic Tank

Required Size	30 TAC 285.91 (2)	Q=<250	750 gallons ✓
Actual Size			750 gallons

### Absorptive DrainField

Soil Class	III
Application Rate	0.2 gal/sf/day
Area Required	900 sf ✓
Absorptive Area per bed = $L*W + 2*(L + W)$	914 sf ✓
Excavation Length	49 sf ✓
Excavation Width	16 ft ✓

**General Notes:**

This report includes major system components and basic design information only. Installation, operation, and maintenance of this OSSF system, including all of its components, shall be in accordance with Chapter 285 of the Texas Administrative Code Chapter 285 (30 TAC 285) and Gillespie County requirements.

Maintenance and construction of this OSSF shall be in accordance with all manufacturer's instructions and recommendations.

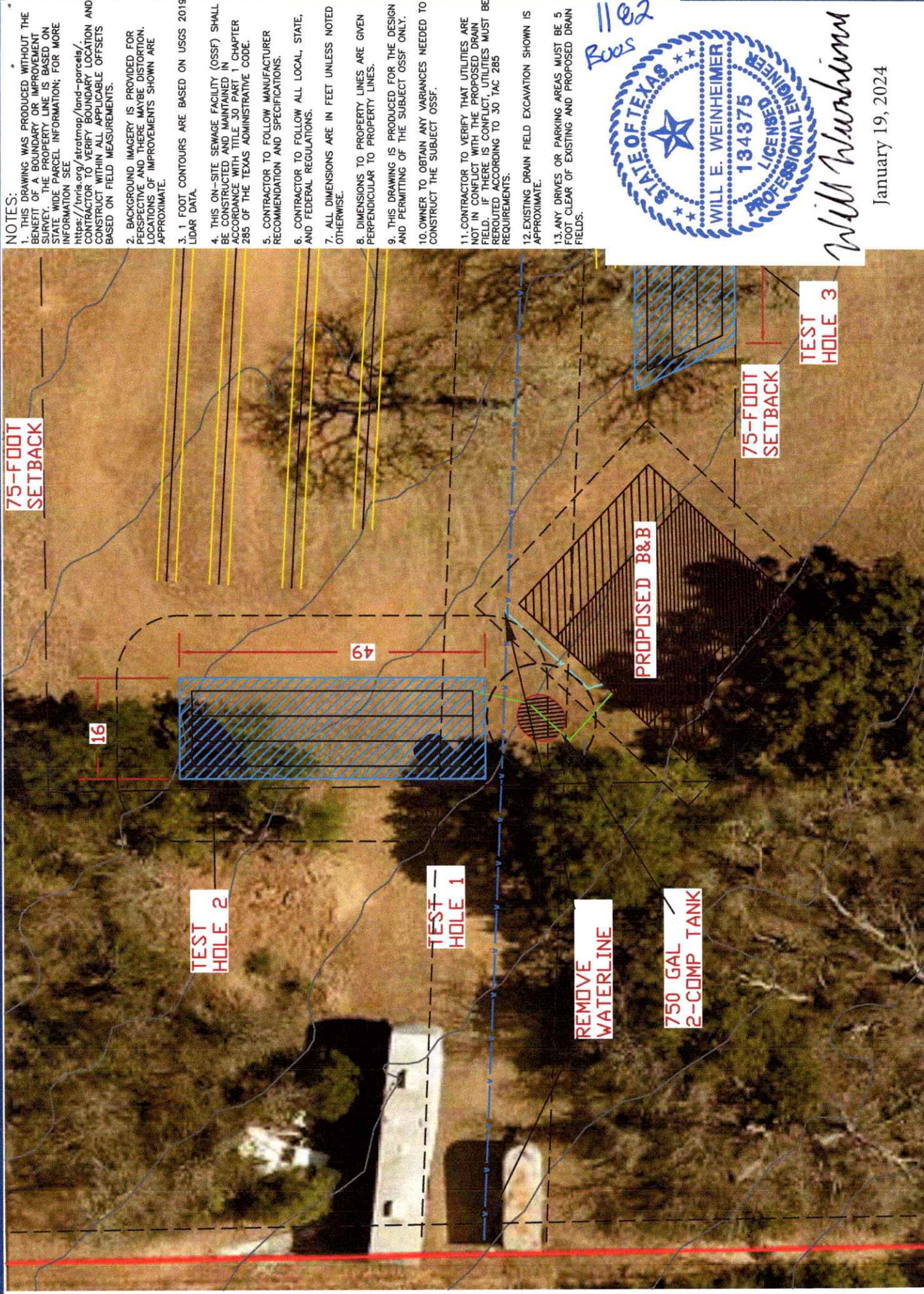
This property is not in the 100-year floodplain.

This property is not in the Edwards Aquifer recharge zone.

Any easement variances required shall be obtained by the owner.

All OSSF components must meet a minimum of 30 TAC 285 and local setback requirements. Setbacks include but are not limited to property lines, easements, water lines, and surface improvements.

This design is based on water saving devices inside the existing house. Water saving devices therefore must be used within the house.



**NOTES:**

- THIS DRAWING WAS PRODUCED WITHOUT THE BENEFIT OF A BOUNDARY OR IMPROVEMENT SURVEY. THE PROPERTY LINE IS BASED ON STATE WIDE PARCEL INFORMATION; FOR MORE INFORMATION SEE <https://travis.org/stratmap/land-records/>. CONTRACTOR TO VERIFY BOUNDARY LOCATION AND CONSTRUCT WITHIN APPLICABLE OFFSETS BASED ON FIELD MEASUREMENTS.
- BACKGROUND IMAGERY IS PROVIDED FOR REFERENCE AND THERE MAY BE DISTORTION. LOCATIONS OF IMPROVEMENTS SHOWN ARE APPROXIMATE.
- 1 FOOT CONTOURS ARE BASED ON USGS 2019 LIDAR DATA.
- THIS ON-SITE SEWAGE FACILITY (OSSF) SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH TITLE 30 PART 1 CHAPTER 285 OF THE TEXAS ADMINISTRATIVE CODE.
- CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATION AND SPECIFICATIONS.
- CONTRACTOR TO FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
- DIMENSIONS TO PROPERTY LINES ARE GIVEN PERPENDICULAR TO PROPERTY LINES.
- THIS DRAWING IS PRODUCED FOR THE DESIGN AND PERMITTING OF THE SUBJECT OSSF ONLY.
- OWNER TO OBTAIN ANY VARIANCES NEEDED TO CONSTRUCT THE SUBJECT OSSF.
- CONTRACTOR TO VERIFY THAT UTILITIES ARE NOT IN CONFLICT WITH THE PROPOSED DRAIN FIELD. IF THERE IS CONFLICT, UTILITIES MUST BE REROUTED ACCORDING TO 30 TAC 285 REQUIREMENTS.
- EXISTING DRAIN FIELD EXCAVATION SHOWN IS APPROXIMATE.
- ANY DRIVES OR PARKING AREAS MUST BE 5 FOOT CLEAR OF EXISTING AND PROPOSED DRAIN FIELDS.

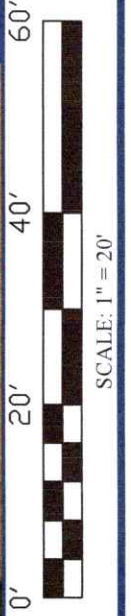
Boos  
1102



*Will Weinheimer*

January 19, 2024

OSSF LAYOUT  
BED & BREAKFAST  
1100 BOOS LANE  
FREDERICKSBURG, TX  
78624  
ATTACHMENT C  
REV. 1



- LEGEND:**
- PROPOSED DRAINFIELD EXCAVATION
  - EXISTING DRAINFIELD EXCAVATION
  - APPROXIMATE EXISTING WATERLINE
  - PROPOSED WATERLINE

PROPERTY LINE (Gillespie County Parcel Data)  
OSSF SETBACK LINES  
INFLUENT AND EFFLUENT LINES

1171 Baha Hwy. 16 South, LB 800  
Fredericksburg, TX 78624  
TEL: 361.866.4644  
www.fbgengineering.com



# ON-SITE SEWAGE FACILITY SOIL/SITE EVALUATION REPORT INFORMATION

**APPLICANT INFORMATION:**

NAME: TOMMY & CATHY RUSSELL  
 ADDRESS: 1180 BOOS LN.  
 CITY: FREDERICKSBURG  
 STATE: TEXAS ZIP: 79624  
 PHONE: 520.425.4465  
 EMAIL: cathyrussell18@gmail.com

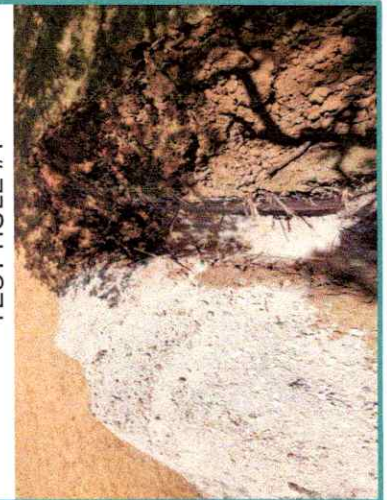
**PROPERTY LOCATION:**

ADDRESS: 1182 BOOS LN.  
 CITY: FREDERICKSBURG  
 COUNTY: GILLESPIE  
 ZIP: 78624  
 SUBDIVISION: OAK WOOD FOREST  
 ADDT'L INFO: TRACT 7

**REQUIREMENTS:**

- AT LEAST TWO SOIL EXCAVATIONS MUST BE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. LOCATIONS OF SOIL BORINGS OR DUG PITS MUST BE SHOWN ON 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 AND IDENTIFY ANY RESTRICTIVE FEATURES ON THE FORM. INDICATE DEPTHS WHERE FEATURES APPEAR

TEXTURE CLASS	SOIL STRUCTURE	OBSERVATIONS (COLOR, CONSISTENCE)	DRAINAGE (REDOX, MOTTLES, WATER TABLE)	RESTRICTIVE HORIZON	%GRAVEL	TEST HOLE #1
III	CLAY LOAM	BROWN LOOSE				
III	SANDY CLAY LOAM	WHITE CALICHE TYPE LOOSE			<30	



TEXTURE CLASS	SOIL STRUCTURE	OBSERVATIONS (COLOR, CONSISTENCE)	DRAINAGE (REDOX, MOTTLES, WATER TABLE)	RESTRICTIVE HORIZON	%GRAVEL	TEST HOLE #2
		SAME AS #1				



DATE OF SURVEY: 09.04.23

PROPOSED EXCAVATION DEPTH: 36"

PRESENCE OF 100 YEAR FLOOD ZONE NO

PRESENCE OF ADJACENT PONDS, STREAMS, WATER IMPOUNDMENTS NO

EXISTING OR PROPOSED WELL IN NEARBY AREA NO

BENJAMIN A. BALL  
 SITE EVALUATOR - TCEQ OS0031325 INSTALLER II - TCEQ OS0031139  
 ARROWHEAD ON-SITE WASTEWATER SYSTEMS, LLC  
 126 MORALES DUECKER RD.  
 FREDERICKSBURG, TEXAS 78624  
 830.997.3600 ben@arrowheadonsite.com

BY MY SIGNATURE, I CERTIFY THAT THE FINDINGS OF THIS REPORT ARE BASED ON MY FIELD OBSERVATIONS AND ARE ACCURATE TO THE BEST OF MY ABILITY

SIGNATURE: *Benjamin A. Ball*

12/07/2023

FOR COUNTY USE ONLY  
APPLICATION NUMBER:

2963-23  
permit 9331

GILLESPIE COUNTY  
DEVELOPMENT PERMIT APPLICATION

THE STATE OF TEXAS §  
COUNTY OF GILLESPIE §

1. NAME OF APPLICANT	Tommy & Cathy Russell
Applicant's mailing address	1180 Boos Lane
2. LOCATION OF PROPERTY (Complete as appropriate)	<p>a. If located in a subdivision...</p> <p>Name &amp; No. of Subdivision: Oak Wood Forest Subdivision</p> <p>Section No.: Tract 7</p> <p>Block No.:</p> <p>Lot No.:</p> <p>b. If <u>not</u> located in a subdivision...</p> <p>Name &amp; No. of Survey/Abstract: Recorded in Volume 2, page 4</p> <p>Acreage: 4.85 approx</p> <p>c. Location Description (Attach a vicinity map):</p>
3. NATURE OF PROPOSED CONSTRUCTION (Check and complete as appropriate)	<input checked="" type="checkbox"/> Residential <input checked="" 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):
4. DESCRIPTION OF PROPOSED CONSTRUCTION (Check and complete as appropriate)	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Substantial improvement to existing structure <input checked="" type="checkbox"/> House or <input type="checkbox"/> Mobile Home <input type="checkbox"/> Non-residential (specify): <input checked="" type="checkbox"/> Commercial (name & type of business): <input type="checkbox"/> Other (specify):
5. Applicant will provide one copy of plans and specifications of the proposed construction.	

FOR USE BY COUNTY ADMINISTRATOR

Is the property located in an identified flood hazard area?	<input type="checkbox"/> Yes <input checked="" 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

HAS PRIVATE WELL

Exemption certificate issued       Permit application approved       Permit application rejected

Date: Dec 14, 2023

Signature of County Administrator: Dwight C Boos

FOR COUNTY USE ONLY  
APPLICATION NUMBER:

2963-23

GILLESPIE COUNTY  
DEVELOPMENT PERMIT EXEMPTION CERTIFICATE

THE STATE OF TEXAS §  
COUNTY OF GILLESPIE §

<b>NAME OF APPLICANT</b>	Tommy & Cathy Russell
Applicant's mailing address	1180 Boos Lane, Fredericksburg, TX 78624

THE ABOVE-NAMED APPLICANT APPLIED FOR A DEVELOPMENT PERMIT ON 11/13/2023. 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:

1180 Boos Lane

Fredericksburg, TX 78624

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:

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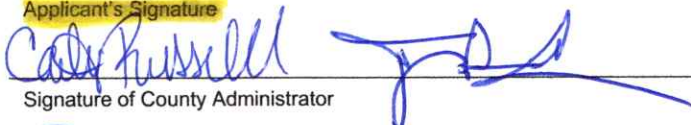
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**WARNING:**

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

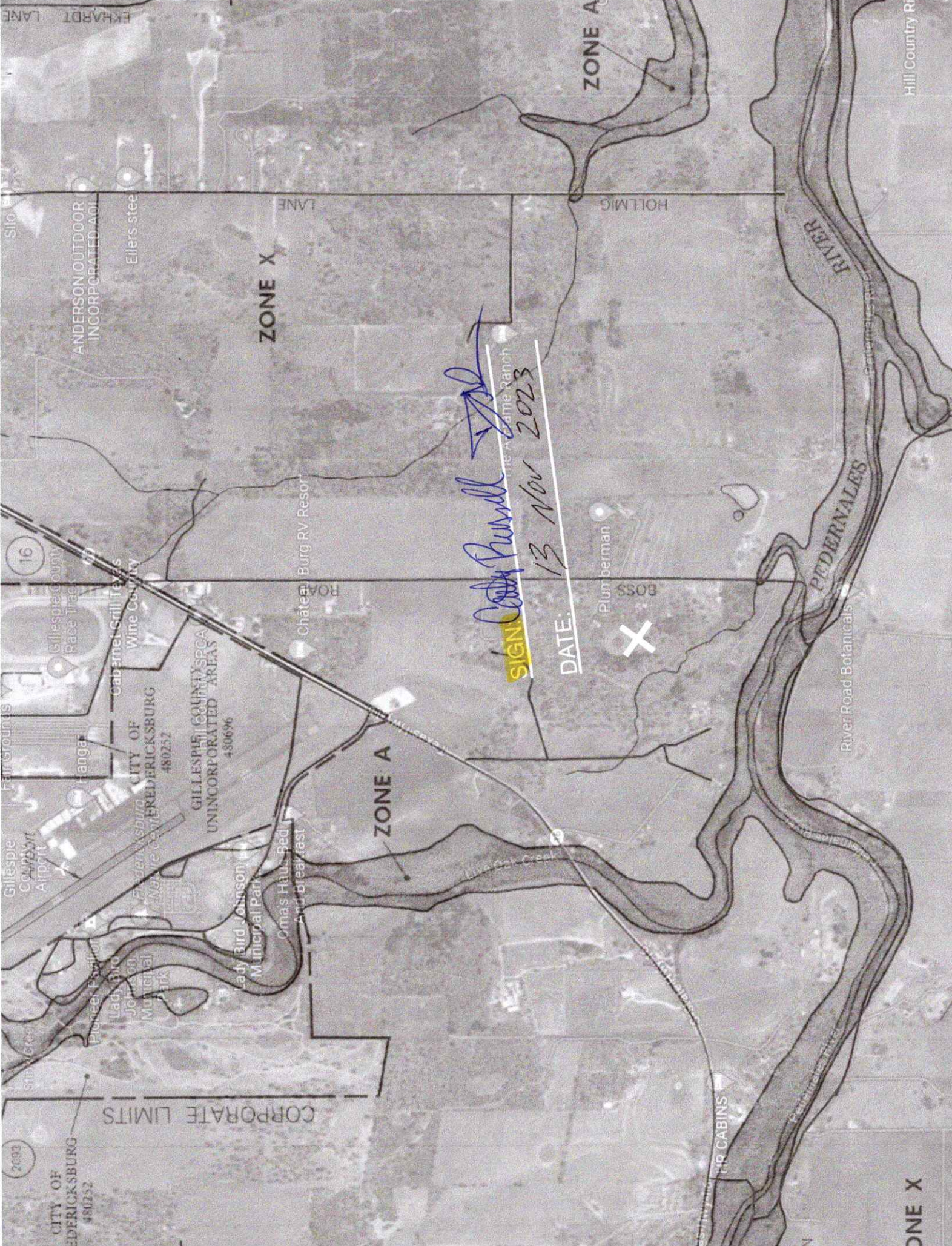
  
Signature of County Administrator

Date Signed  
13 Nov 2023

Date of Issuance



Dec 14, 2023



2003  
CITY OF FREDERICKSBURG  
480252

GILLESPIE COUNTY AIRPORT  
GILLESPIE COUNTY RACE TRACK  
FANGAR

WINE COUNTY  
CHATEAU BURG RV RESORT

GILLESPIE COUNTY SPCA  
UNINCORPORATED AREAS  
480696

RIVER ROAD BOTANICALS  
HILL COUNTRY RIVER

CORPORATE LIMITS

ZONE X

16

ZONE X

Chateau Burg RV Resort

ZONE A

Plumberman

BOSS

ZONE A

*Cody Purcell*  
DATE: 13 Nov 2023

X

ZONE X

1) OWNER: LUEDECKE, N. R. ADDRESS: 327 BOOS LANE CITY: FREDERICKSBURG STATE: TX ZIP: 78624-

2) ADDRESS OF WELL: County: GILLESPIE GRID # 57-49-3 Street or RFD: OAKWOOD FOREST SUBDIVISION, LOT #7, ON BOOS LANE 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: 97025	DIAMETER OF HOLE			7) DRILLING METHOD:	8) BOREHOLE COMPLETION:	N <sup>o</sup>
	DIAMETER	FROM	TO			
DATE DRILLING:	9	0	55	AIR ROTARY/HAMMER	OPEN HOLE IF GRAVEL... FROM	FT. TO FT. TO FT.
STARTED: 02/04/97	6	55	200			
COMPLETED: 02/04/97						

CASING, BLANK PIPE, AND WELL SCREEN DATA:

DIA	NEW/USED	DESCRIPTION	FROM	TO	GAGE CASING SCREEN
4.5	N	PVC CASING	+3	175	
4.5	N	PVC, CUSTOM SLOTTED	175	195	

GEOLOGICAL DESCRIPTION:

FROM	TO	DESCRIPTION
0	1	TOPSOIL
1	32	CLAY-BROWN GRAVEL
32	155	CLAY-RED LIMESTONE LEDGES SANDSTONE STREAKS
155	175	LIGHT LIMESTONE-GRAY CLAY-YELLOW
175	200	LIGHT LIMESTONE-GRAY LIMESTONE-RED

*Handwritten: HORIZ II*

*Handwritten: P. ELLER*

9) CEMENTING DATA:

Cemented from 0 FT. TO 55 FT. No. of Sacks Used 4  
Method used: GROUT  
Cemented by: TAYLOR VIRDELL, JR.  
Distance to septic field lines: 200 ft.  
Method of verification of above distance: MEASURE

10) SURFACE COMPLETION:

SPEC. STEEL SLEEVE

11) WATER LEVEL:

STATIC LEVEL : 75 FT. DATE: 02/04/97  
ARTESIAN FLOW: GPM. DATE:

12) PACKERS:

TYPE RUBBER DEPTH 175

13) TYPE PUMP:

SUBMERSIBLE  
DEPTH TO PUMP: 160

14) WELL TEST:

JETTED  
YIELD: 75 GPM WITH FT DRAWDOWN AFTER HRS

15) WATER QUALITY:

TYPE OF WATER: GOOD DEPTH OF STRATA: 185-195  
NO STRATA OF UNDESIRABLE WATER PENETRATED

CHEMICAL ANALYSIS MADE  
0 GRAINS OF HARDNESS  
470 T.D.S.

COMPANY NAME: VIRDELL DRILLING INC. WATER WELL DRILLER'S LICENSE NO.: 1900 4071 WPKL  
ADDRESS: 111 E. GRAYSON ST. CITY: LLANO STATE: TX ZIP CODE: 78643

FOR TWC USE ONLY  
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) *Wayne VirdeLL*  
(LICENSED WATER WELL DRILLER)

(signed) \_\_\_\_\_  
(REGISTERED DRILLER TRAINEE)

*Handwritten: R-01189*



### NOTICE REGARDING OAK WILT IN CENTRAL TEXAS

Oak Wilt is a disease that has long been recognized as causing massive tree loss in the Texas Hill Country. It has now been identified in 55 Texas counties. Losses vary with location, with the greatest losses occurring in the Hill Country. A management program has been developed by the Research and Extension faculty at Texas A&M University. This program involves the use of cultural and chemical controls.

Live Oak, Shumard Red Oak, Southern Red Oak, Spanish Oak, Blackjack Oak, Pin Oak and Water Oak are native Oak species that are susceptible to the oak wilt fungus. They are members of the Red Oak group and will normally die in a few weeks to months after symptoms are observed. Members of the white oak group, including Bur Oaks, White Oaks and Post Oaks, rarely become infected. They have a high level of resistance and when infected seldom die.

**Our Expertise:**

- We cannot make representations of our guarantees because we are not trained in identifying the condition of trees and their diseases and have no expertise in the area of plant diseases.

**Therefore, We Recommend:**

- That you take whatever measure you feel necessary to satisfy yourself about the condition of the property and its surroundings
- That you accompany the inspectors and the other experts during their inspections and ask any questions you have about the property.

If you are concerned or desire additional information, you may call your County Agricultural Extension Service. If you have access to the internet, you can obtain this and more information at the following: [http://daallas.taamu.edu/oakwilt/oak\\_wilt\\_information\\_page.htm](http://daallas.taamu.edu/oakwilt/oak_wilt_information_page.htm) .

Signed by:  2/18/2026 | 16:37 EST

D6BC30EDF3234D9...  
Signature **Tommy Russell** Date

Signed by:  2/18/2026 | 13:52 PST

30FC6B0DBB064DA...  
Signature **Cathy Russell** Date

1/1/2021

# COMMITMENT FOR TITLE INSURANCE T-7

## ISSUED BY

### *OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

## SCHEDULE B

### EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):  
  
**See Item 10 (a) below.**
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year **2026**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year \_\_\_\_\_ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- a. **As set forth in Volume 219, Page 610 of the Deed Records of Gillespie County, Texas. BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.**
  - b. **Rights of parties in possession. (Owners Policy Only)**
  - c. **Terms and provisions of any and all leases, together with rights of Lessees thereunder**
  - d. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. (This exception will be deleted upon receipt and review of a satisfactory qualifying survey. The Company expressly reserves the right to take specific exception to any adverse matters reflected thereon.)**
  - e. **Subject to any and all visible and apparent easements and/or right of ways traversing on, over, under or across the subject property and which its existence may not necessarily appear of record.**
  - f. **All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (Pursuant to Procedural Rule P-50.1 the above exception must appear on any corresponding policy issued if a T-19.2 or T-19.3 endorsement that meets underwriting standards is requested by the proposed insured.)**
  - g. **All conveyances, contracts, deeds, reservations, exceptions, limitations, leases, and similar interests in or to any geothermal energy and associated resources below the surface of land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not, all as provided by Section 2703.056 (a) of the Texas Insurance Code.**
  - h. **Any portion of subject property that lies within the boundaries of any public or private roadway or used in connection therewith.**
  - i. **The following matters reflected on the recorded plat filed in [Volume 2, Page 4](#), of the Deed Records of Gillespie County, Texas:**
    - 75 foot water well and septic system setback along all lot lines**
    - 20 foot utility easement along East lot line**
    - 10 foot utility easement along all lot lines**
  - j. **Right of Way easement granted to Central Texas Electric Cooperative, Inc. as set forth in instrument recorded in [Volume 223, Page 197](#), of the Deed Records of Gillespie County, Texas.**
  - k. **Right of Way easement granted to Central Texas Electric Cooperative, Inc. as set forth in instrument filed for record under Gillespie County Clerk's File No. [20230432](#).**