

358 HIMMEL RD

3 Bed | 2 Bath | 4 Ag-Exempt Acres | Guest Studio
OFFERED AT \$849,000



Hill Country Charm Meets Timeless Craftsmanship | 3 Bed + Guest Studio on 4 Ag-Exempt Acres
Just 23 minutes from Fredericksburg, this stunning limestone home on 4 ag-exempt acres blends old-world charm with modern comfort. Completed in 2024, the 3 bed, 2 bath home features herringbone brick floors, antique French doors, solid wood windows, custom cabinetry, and vintage lighting — including fixtures from the Ohio Governor's mansion. The kitchen stuns with a 1930s cast iron farmhouse sink, marble counters, and a new gas range. Soaring ceilings, exposed beams, beadboard accents, and a cozy wood-burning stove add warmth and soul throughout. Outside, enjoy a 12-foot deep front porch, irrigated garden with raised beds, matching stone chicken coop, and new fruit trees. The detached guest studio with kitchen and bath offers endless potential for guests, a rental, or creative space. No HOA, wide open views, and unmatched craftsmanship — this is Hill Country living at its finest.

Click QR Code for additional information and photos.



Jill Tabor
REALTOR®

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✉️ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: R98437A (Active)
List Price: \$849,000
358 -- Himmel Rd Fredericksburg, TX 78624



Bedrooms: 3	Unit #:
Full Baths: 2	Original List Price: \$849,000
Half Baths: 0	Area: County-South
Main House Living SqFt : 1,870	Subdivision: N/A, Not in Sub
Apx Total SqFt: 2,170	County: Gillespie
Price Per SQFT: \$391.24	School District: Fredericksburg
Source SqFt: GCAD	Distance From City: 10-15 miles
Appx Year Built: 2024	Property Size Range: 1-5 Acres
Type & Style: Historical, Pioneer Stone	Apx Acreage: 4.0000
Current B&B: No	Seller's Est Tax: 3789.97
# Stories: One	Showing Instructions: Appointment, Call Listing Agent, Lockbox, Special Instructions
Heating: Central, Electric	Days on Market 5
A/C: Central Air, Wall Unit(s)	
Garage/Carport: Detached	

Tax Exemptions: Yes		Taxes w/o Exemptions: \$0.00		Tax Info Source:		CAD Property ID #: 189212		Zoning: None	
Flood Plain: No		Deed Restrictions: Yes		STR Permit: No		Permit #: 00000		Manufactured Homes Allowed: Yes	
HOA: No		HOA Fees:		HOA Fees Pd:		HO Warranty:			
Rental Property:				Rental \$:		Items Not In Sale:			
Guest House: Yes		# of Guest Houses: 1			Total Guest House SqFt: 300				
Guest House # Bedrooms: 1			Guest House # Baths: 1			Guest House # Half Baths: 0			
Construction: Stone					City/Rural: Outside City(w/Acrg)				
Foundation: Slab					Site Features: Deck/Patio, Guest Quarters, Sprinkler System				
Roof: Metal					Lawn, Storage Building, Wired for High Speed Internet				
Flooring: Brick					Interior Features: High Ceilings, Washer-Dryer Connection, Window Treatments				
Utilities: Electric-CTEC, Propane Tank-Leased, Water Heater-Electric, Water Heater-Gas					Topography: Wooded				
Water: Well					Surface Water: None				
Sewer: Septic Tank					Access: Dirt, Gravel, Private Road				
Fireplace/Woodstove: Wood Burning Stove					Location Description: Dirt Drive				
Appliances: Cooktop, Dishwasher, Range, Refrigerator					Documents on File: Plat, Survey, Well Log				
Trms/Fin:		Trms/Fin: Cash, Conventional			Possessn: Closing/Funding			Excl Agy: No	
Title Company: Select				Attorney:		Refer to MLS#:			
Location/Directions: If your GPS takes you to a gate marked "92," keep going. Enter through the gate marked "358," turn right, then take the dirt driveway on the left. The stone house will be straight ahead.									
Owner: JIMISON, BRETT & NAOMI						Occupancy: Owner			
Legal Description: ABS A1685 J TATSCH #198, .25 ACRES,-HOMESITE- ABS A1685 J TATSCH #198, 3.75 ACRES									
Instructions: Call ShowingTime at 800-746-9464 to schedule a showing.									
Public Remarks: Architectural Masterpiece on 4 Ag-Exempt Acres Crafted from massive native limestone blocks and completed in 2024, this home is a true architectural masterpiece that blends timeless materials with intentional design. Set on 4 gently rolling ag-exempt acres just 23 minutes from Main Street Fredericksburg, every inch of this property reflects warmth, texture, and soul. The 3 bedroom, 2 bathroom home offers old-world charm with modern sustainability. From antique French doors and herringbone brick floors to hand-crafted cabinetry and solid wood windows, every detail was carefully curated to honor a sense of place and history. Custom millwork, beadboard ceilings, exposed cedar beams, and vintage lighting — including fixtures from the Ohio Governor’s mansion and a 1940s Canadian school — infuse the home with character rarely found in new construction. The kitchen is both beautiful and functional, featuring natural marble countertops, custom hardwood cabinetry, a vintage 1930s double-basin cast iron farmhouse sink, and a new 36" gas/electric range with brass fixtures. The bathrooms include antique cabinetry, marble finishes, and a vintage cast iron tub. Designed with sustainability in mind, the home features passive solar orientation, thick limestone walls for natural insulation, a new 2023 well, and a rainwater catchment system for the guest studio. Outside enjoy a deep, 12-foot covered porch, a 30x50 irrigated garden with raised beds, new fruit trees, and a charming stone chicken coop built to match the home. The detached guest studio — detached to the oversized garage — includes a full bath, kitchen, antique finishes, and a pergola-covered patio, perfect for guests or a home office. The main home offers three bedrooms and two baths, while the guest studio provides additional space for visitors or flexible use. The 4-acre property has no HOA or city restrictions, making it ideal for those who want to bring animals, expand, or enjoy the peace and privacy of Hill Country living. This one-of-a-kind property is perfect for buyers seeking craftsmanship, beauty, and a home with soul. Whether you're looking for a full-time residence or a weekend escape, this Hill Country retreat is truly something special.									
Agent Remarks: There are no closets in the second and third bedrooms. STRs are not allowed according to deed restrictions.									
Display on Internet: Yes		Display Address: Yes			Allow AVM: No			Allow Comments: No	



LEGAL DESCRIPTION: Being 4.000 acres of land out of the Julius Tatsch Survey No. 198, South 1/2, Abstract No. 1685 in Gillespie County, Texas and being all of that certain 4.000 described in Instrument No. 20219512 of the Official Public Records of Gillespie County, Texas; Said 4.000 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in October 2024:

BEGINNING at a 1/2 inch iron rod with a cap marked "RPLS 5207" found in the west line of that certain 14.60 acre tract described in Instrument No. 20226278 of said Official Public Records, for the northeast corner of that certain 29.548 acre tract, Tract 1, described in Instrument No. 20210665 of said Official Public Records, the southeast corner of that certain 29.548 acre tract, Tract 2, described in said Instrument No. 20210665 and the northeast corner hereof;

THENCE along the west line of said 14.60 acre tract and the east line of said 29.548 acre tract, Tract 1, the following 2 courses:

1. South 00°10'22" West a distance of 321.91 feet to a 3/8 inch iron rod with cap marked "RPLS 4542" found;
2. South 00°18'39" West a distance of 39.45 feet to a 1/2 inch iron rod found with a cap marked "Searchers RPLS 6275" for the northeast corner of that certain 5.145 acre tract described in Instrument No. 20227950 of said Official Public Records and the southeast corner hereof, and from which a 3/8 inch iron rod with a cap marked "RPLS 4542" found in the east line of said 29.548 acre tract, Tract 1, for a corner of said 14.60 acre tract bears South 00°18'39" West a distance of 16.98 feet;

THENCE crossing said 29.548 acre tract, Tract 1, the following 2 courses:

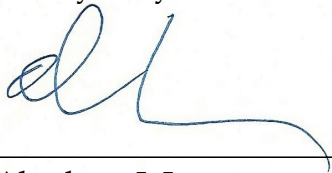
1. South 70°41'08" West a distance of 473.76 feet along the north line of said 5.145 acre tract to a 1/2 inch iron rod found with a cap marked "Searchers RPLS 6275" for the northwest corner of said 5.145 acre tract and the southwest corner hereof;
2. North 09°13'19" East a distance of 520.43 feet to a 1/2 inch iron rod found with a cap marked "Searchers RPLS 6275" in the south line of said 29.548 acre tract,

Tract 2, and the north line of said 29.548 acre tract, Tract 1, for the northwest corner hereof, and from which a 1/2 inch iron rod with cap marked "RPLS 5207" found for the southwest corner of said 29.548 acre tract, Tract 2, and the northwest corner of said 29.548 acre tract, Tract 1, bears South 89°19'02" West a distance of 520.47 feet;

THENCE North 89°19'02" East a distance of 364.90 feet along the south line of said 29.548 acre tract, Tract 2, and the north line of said 29.548 acre tract, Tract 1, to the POINT OF BEGINNING containing 4.000 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: October 28, 2024
Job# 24-7303



The exterior is constructed from massive native limestone blocks, offering exceptional durability and a stunning architectural presence. Inside, every detail was intentionally chosen to reflect warmth, texture, and soul. Completed in 2024, this new home creatively uses locally sourced limestone with an old-world feeling in mind.

Interior Features:

- 12-foot deep covered porch perfect for relaxing and entertaining
- All exterior doors are Antique French doors
- Solid wood casement windows
- Metal roofing
- herringbone brick floors with patina and warmth throughout entire home
- Tongue and groove wainscoting throughout entire house
- Beadboard ceilings in bedrooms and bathrooms
- 10 foot ceilings minimum
- Custom made corbels and gingerbread trim on porch, custom baseboards, fluted trim, crown molding and window casings, hearkening back to a bygone era.
- Vintage cast iron bathtub.
- All light fixtures are genuine antiques, many sourced from Europe, with the great room showcasing vintage art deco sconces from the Ohio Governor's mansion as well as antique schoolhouse lights from the 1940s sourced from a Canadian school.
- Push button, mother-of-pearl switches and brass switch plates.
- Antique Solid wood interior doors, with antique rim locks, door knobs, and ball hinges.
- Hand-built hardwood custom cabinetry with inset doors, complete with antique style hardware. Bathroom cabinetry are also antique.
- Natural marble countertops and backsplashes in the kitchen and bathrooms
- 50 inch antique high-backed, double basin, cast iron Farmhouse sink from the 1930s.
- New 36inch gas/electric range oven with brass fixtures
- New four-door refrigerator.
- Custom made brass and copper water fixtures in showers.
- Premium style toilets.
- All cast iron and brass ceiling fans.
- 4x8" cedar and Douglas fir ceiling beams exposed in all rooms.
- New cast-iron wood stove for the occasional cold snap.
- Transoms over some interior doors made with reclaimed wavy glass.
- Cast-iron and aluminum-cast HVAC vents throughout.
- Wall paper and murals in many rooms.

- Custom millwork throughout.
- Ability to construct an addition to the house.
- 30x50 foot garden with 8 raised beds and irrigation ready
- New fruit trees
- Stone chicken coop and chicken pen

Detached Guest Suite / Studio:

- Located in the oversized garage
- storage loft area
- Clawfoot tub
- Plumbed to the well, and also has a fully functional rainwater catchment system
- Ideal for guests, family, a home office, or long-term rental.
- Antique cast iron sink, new refrigerator
- Patio with a pergola for relaxing outdoors.

Property Highlights:

- 4 acres of gently rolling land with open views, oaks, and native grasses
- No HOA or city restrictions — bring your chickens or build additional structures.
- Excellent well installed in 2023.
- Built with energy efficiency in mind — thick stone walls, passive solar orientation, casement windows
- 23 minutes to Main Street Fredericksburg, but private and peaceful.

This property is ideal for those who value craftsmanship, sustainability, and beauty. Perfect as a full-time residence or weekend retreat.

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 8/13/2025 GF No. _____

Name of Affiant(s): Naomi & Brett Jimison

Address of Affiant: 358 HIMMEL Rd Fredericksburg, TX 78624

Description of Property: ABS A1685 J TATSCH #198 4 ACRES

County Gillespie, Texas

Date of Survey: 10/28/2024

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

Garden fencing
Driveway improvements

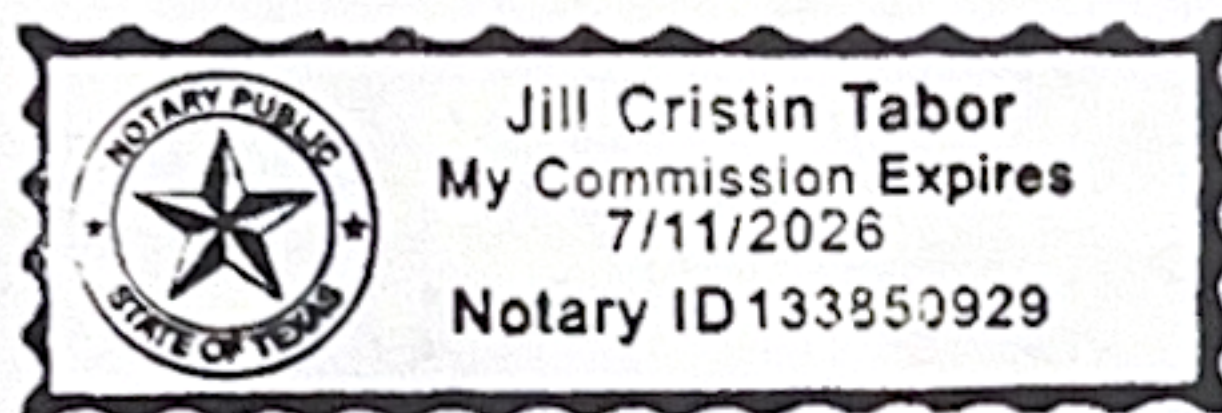
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct. Signed: <u>Brett J. J. J.</u> Affiant	I declare under penalty of perjury that the foregoing is true and correct. Signed: <u>Maomi J. J. J.</u> Affiant
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SWORN AND SUBSCRIBED this 13th day of August, 2025

[Signature]
Notary Public



358 Himmel Rd
Texas, AC +/-



 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 **358 Himmel Road, 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: ☐ sump ☐ 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	✓			☒ electric ☐ gas number of units: 1
Evaporative Coolers		✓		number of units:
Wall/Window AC Units	✓			number of units: 1
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			☒ electric ☐ gas number of units: 1
Other Heat	✓			if yes describe: Wood Stove
Oven	✓			number of ovens: 2 ☒ electric ☒ gas ☐ other:
Fireplace & Chimney		✓		☐ wood ☐ gas logs ☐ mock ☐ other:
Carport		✓		☐ attached ☐ not attached
Garage	✓			☐ attached ☒ not attached
Garage Door Openers		✓		number of units: number of remotes:
Satellite Dish & Controls		✓		☐ owned ☐ leased from
Security System		✓		☐ owned ☐ leased from

Solar Panels		☒		☐ owned ☐ leased from
Water Heater	☒			☐ electric ☒ gas ☐ other: number of units: 1
Water Softener		☒		☐ owned ☐ leased from
Other Leased Item(s)		☒		if yes, describe:
Underground Lawn Sprinkler	☒			☒ automatic ☐ manual areas covered: Front lawn, Garden
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 Standing Seam** Age: **Less than 2** (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):

(Driveways) Gravel driveway. Excessive rain can cause ruts.

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		✓	Wood Rot		✓
Improvements encroaching on others' property		✓	Active infestation of termites or other wood destroying insects (WDI)		✓
Located in Historic District		✓	Previous treatment for termites or WDI		✓
Historic Property Designation		✓	Previous termite or WDI damage repaired		✓
Previous Foundation Repairs		✓	Previous Fires		✓
Previous Roof Repairs		✓	Termite or WDI damage needing repair		✓
Previous Other Structural Repairs		✓	Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓			

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

(Lead-Based Paint or Lead-Based Hazards) Antique doors may contain lead based paint.

*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):

Metal Garage exterior wall has small puncture hole (~1").

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):
- (Q10) Propane tank is leased from VAPO propane.

(Q11) Gillespie county is a water conservation district.
- Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?** ☐ yes ☒ no If yes, attach copies and complete the following:
- | Inspection Date | Type | Name of Inspector | No. of Pages |
|-----------------|------|-------------------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |
- Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*
- Prepared with Sellers Shield
- (TXR-1406) 07-10-23

Initiated By: Buyer: _____, and Seller: BJ, NJ

Page 5 of 7

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

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

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

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

--

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

There are no smoke detectors installed.

**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.

Brett Jimison 2025-07-26
Signature of Seller Date

Naemi Jimison 2025-07-26
Signature of Seller Date

Printed Name: **Brett Jimison**

Printed Name: **Naomi Jimison**

ADDITIONAL NOTICES TO BUYER:

(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

(2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the



local government with ordinance authority over construction adjacent to public beaches for more information.

- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: **CTEC**

Phone #: (800) 900-2832

Sewer: **Septic**

Phone #:

Water: **Well**

Phone #:

Cable:

Phone #:

Trash: **Gillespie Waste Services**

Phone #: (830) 456-5401

Natural Gas:

Phone #:

Phone Company:

Phone #:

Propane: **VAPO**

Phone #: (830) 997-2659

Internet: **Starlink**

Phone #: (866) 606-5103

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: _____





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

NOTICE OF APPROVAL

Brett Jimison
101 Feather Way
Fredericksburg, TX 78624

PERMIT #8775

Property Location: 358 Himmel Rd

GILLESPIE COUNTY, TEXAS

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

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

Addition:

340 GPD FOR

240 GPD = WPTO 3BR, < 2500 SQ FT LIVING AREA
100 GPD FOR 1 BR APT.

Inspector and Gillespie County Designated Representatives:

Dwayn C Boos OS0011257

A handwritten signature in blue ink, appearing to read "Linda A. Page".

Linda A Page OS0036695

Date: 14 July 2022



GILLESPIE COUNTY

Permit Application for On-Site Sewage Facility

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

4/20/22

Permit # 8775

Date: 4/14/2022

Fee: 205

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

Name of Landowner: Jimison (Last Name or Entity) Brett (First Name) (MI)

Mailing Address: 358 Himmel Himmel (House # and Street Name/or PO Box) Fredericksburg, TX (City & State) (Zip Code)

Daytime Phone Number(s): 916-337-5361 Cell Number(s): 916-337-5361

***Email Mandatory jimisonb@gmail.com

Physical Address/Location of new Septic System: 358 Himmel Himmel Rd (House # & Street Name)

Fredericksburg TX (City & State) (Zip Code) *** GATE CODE:

Legal Description: Gillespie CAD Property ID #: 186900 Volume Page Instrument#

☐ Subdivision Name: Lot#: Blk Phase Tract

or ☐ Abstract: Survey Name and #: ABS A1685 J Tatsch #198

Total Acreage: 4 ☒ Private Well ☐ Public Well (Supplier's Name):

Name & License # of person installing the Septic System: Mark Graham OS# 4953

Email: grahambackhoe@yahoo.com Cell #: 830-285-5409

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

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

of bedrooms 3, # of bathrooms (Full) 2 (Half) . Does it have or will it have water saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators: 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: Tq 300 S.F. Studio Apt. 1 room

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.

Brett Jimison
(Signature of Landowner)

04/14/2022
(Date)

Office Use Only:

Daily wastewater usage rate: Q= 340 (gallons/day)

Q: 340 GPD FOR:
240 GPD = UP TO 32R, 22500 S.F.F.
100 GPD FOR 1 32R APT.

☒ 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 ✓ #

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

☐ Affidavit to the Public

☐ Two-year Maintenance Contract

☒ AUTHORIZATION to CONSTRUCT

DR: Leide A. Pay

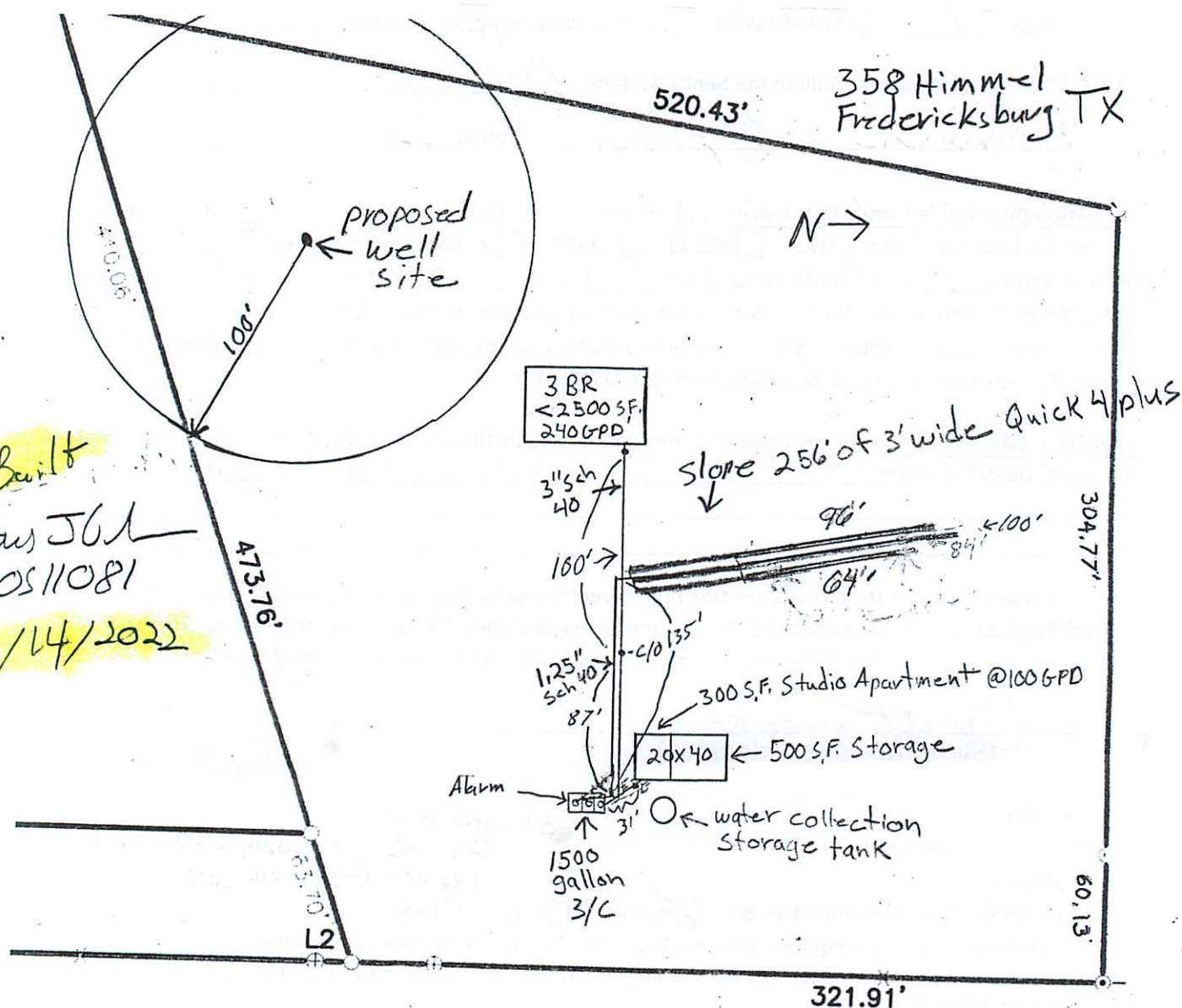
DATE: 28 APR 2022

Final Inspection PERMIT # 8775

Date: 14 July 22

Approved by:

- V_{c}



SITE EVALUATION

FOR THE INSTALLATION OF AN ON-SITE SEWAGE FACILITY

§285.30.(a) General Requirements. To document the soil and site conditions, a complete site evaluation shall be performed by either a site evaluator or a professional engineer on every tract of land where an OSSF will be installed. A report prepared by either the site evaluator or the professional engineer providing the site evaluation criteria in subsection (b) of this section shall be submitted with the planning materials.

§285.30.(b)(1) The location of all borings or backhoe pits shall be clearly indicated on the site drawing required in §285.5(a) of this title (relating to Submittal Requirements for Planning Materials).

§285.30.(b)(3)(A) All slope patterns shall be clearly indicated on the site drawing, as required in §285.5(a) of this title.

§285.30.(b)(3)(B) The 100-year flood boundaries shall be clearly indicated on the site drawing, as required in §285.5(a) of this title. The drawing(s) shall also indicate if the 100-year floodplain does not exist within the tract.

§285.30.(b)(4) Separation Requirements. All features in the area where the OSSF is to be installed that could be contaminated by the OSSF or could prevent the proper operation of the system shall be identified during the site evaluation. The separation requirements are in §285.91.(10) of this title. All features and separation distances shall be clearly indicated on the site drawing, as required in §285.5(a) of this title.

Owner: Brett Jamison

Agent: _____

PROPERTY DESCRIPTION

Physical Address/Legal Description: 358 Himmel Frederickburg TX

Acreage: 4 Slope: 9 % Direction: East
Depth to Restrictive Layer: 0 ft. Describe: none found

SOIL ANALYSIS

PROFILE I

Depth	Textural Analysis	Structural / Gravel %
(inches)	TCEQ Class # Textural Description	by Volume Description
0 to 6	HF clay loam	blocky
6 to 60	HF sandy clay loam	blocky

PROFILE II

Depth	Textural Analysis	Structural / Gravel %
(inches)	TCEQ Class # Textural Description	by Volume Description
0 to 6	HF clay loam	blocky
6 to 60	HF sandy clay loam	blocky

SITE LIMITATIONS

- | | |
|---|--|
| 1. Soil Class ☐ | 4. Depth to Groundwater ☐ |
| 2. Slope ☐ | 5. Suitable Soil Depth ☐ |
| 3. Property Size ☐ | 6. Separation Distances ☐ |

FEATURES OF SITE AREA

- | | | |
|---|-------------------------------------|-------------------------------------|
| Presence of 100-year flood zone | ☐ | ☒ |
| Presence of adjacent ponds, streams, water impoundments | ☐ | ☒ |
| Existing or proposed water well in nearby area | ☒ | ☐ |
| Organized sewage service available to lot or tract | ☐ | ☒ |

Suitable Soils are Sufficient

Treatment

- | | |
|--|----------------------------------|
| Standard ☒ | Describe: <u>1000 gallon 2/C</u> |
| Proprietary ☐ | Describe: _____ |
| Non-Standard ☐ | Describe: _____ |

Disposal

- | | |
|---|-------------------------------|
| Standard ☐ | Describe: _____ |
| Proprietary ☒ | Describe: <u>Quick 4 Plus</u> |
| Non-Standard ☐ | Describe: _____ |

Signature of Site Evaluator: Alan J. [Signature]

License # CS11081

Date: 4/13/2021

Sketch of Site

Please attach site drawing (see reverse)

OSSF Site Evaluation Revised

10/24/13

**Gillespie County Sanitation
DESIGN REPORT
OSSF Treatment and Disposal Systems**

Owner: Brett Jamison Application No: _____

Location: 358 Himmel

Soil Application Rate: .2 gal./sq.ft./day ^{300 S.F.} Soil Class: III (from table I)*
1 room apt.

Waste load: 340 gal./day Dwelling: 1800 sq.ft. 3 # bedrooms (from table III)*

Treatment type: ☒ standard () non-standard () proprietary _____ (brand)*

Tank 1500 gallons- 3 compartment. Dosing tank: 500 gallons (from table II)*
_____ gallons- _____ compartment.

Disposal type: () standard () non-standard ☒ proprietary Quick 4 Plus (type)

Drainfield: soil absorption 1700 sq.ft. (256 ft. length X 3 ft. width) (from table VIII)*

Surface Application _____ sq.ft. (_____ ft. radius x _____ degrees x _____ number of heads

Installer: Graham Backhoe License# 054953 Designer: Mark Graham

Signature: Paul J. Graham Date: 3/30/2022

*Design criteria adheres with the current TCEQ chapter 285 construction standards for the installation of a on-site sewage facility.

Notes

358 Himmel
Fredericksburg TX

520.43'

N →

slope 256' of 3' wide Quick 4 plus

304.77'

60.13'

321.91'

proposed
well
site

100'

440.06'

473.76'

63.70'

L2

3 BR
2500 S.F.
240 GPD

3" S 1/4
110

160'

125" S 1/4
110

87'

135'

20' x 40'

300 S.F. Studio Apartment @ 100 GPD

500 S.F. Storage

water collection
storage tank

1500
gallon
3/C

Alarm

3'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

As Built
Plas JCL
#0511081
7/14/2022

10.6
gallons
per inch

Tank

inlet

169.6 gallons →

16"

Alarm on

61"

47"

127.2 →
gallons

pump on

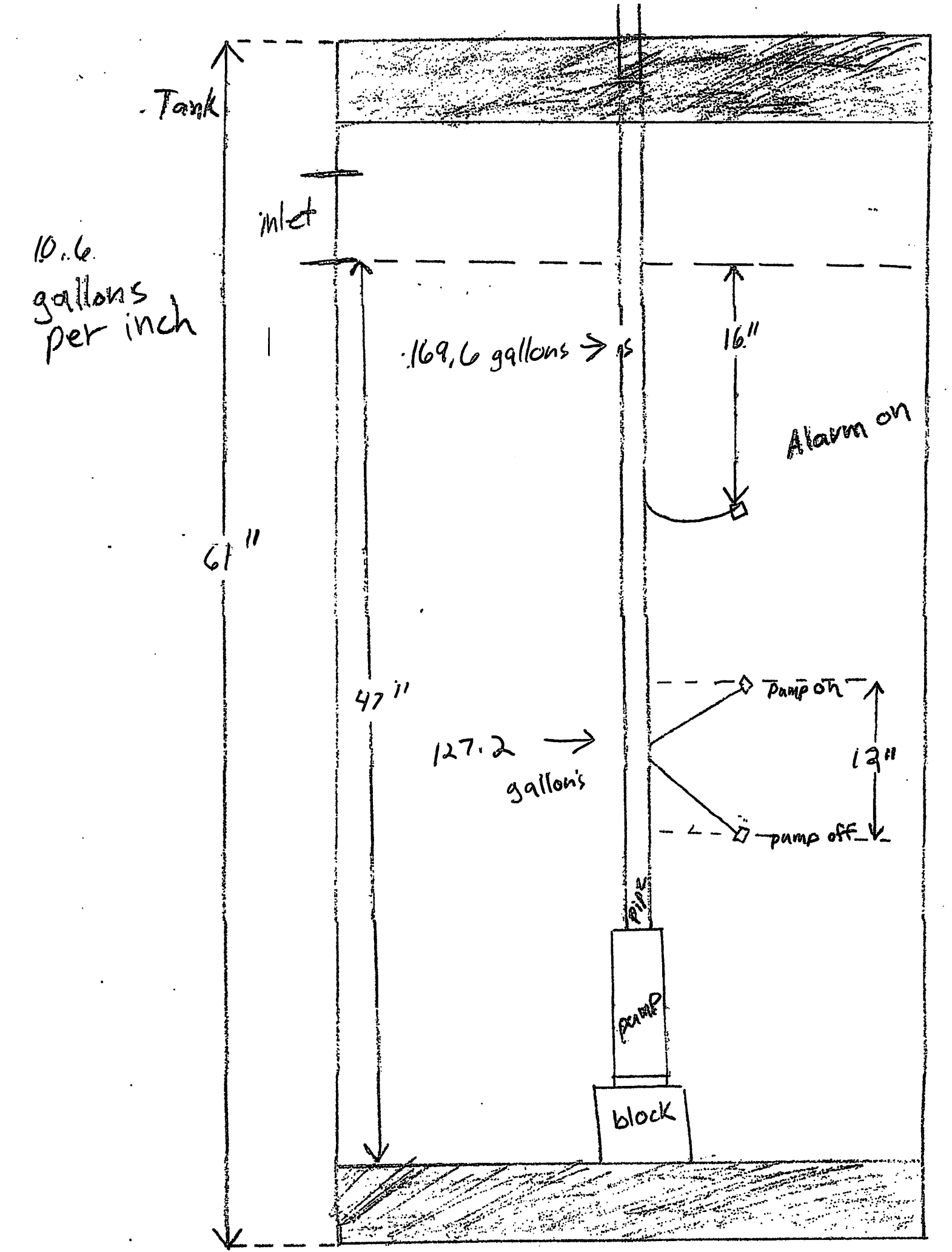
12"

pump off

PIPE

PUMP

block



358 Himmel
Fredericksburg TX

520.43'

N →

1" = 60'

slope 256' of 3' wide Quick 4 plus

304.77'

60.13'

321.91'

Flood Zone X

proposed
well
site

100'

473.76'

Design
Jaws JCL
#054953
3/30/2022

3BR
2500 S.F.
240 GPD

3" S₄₀

1 1/2" S₄₀

20x40 ← 500 S.F. Storage

water collection
Storage tank

1500
gallon
3/C

Alarm

L2



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
© Texas Association of Realtors® Inc., 2004

CONCERNING PROPERTY AT 358 Himmel Road, 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 and Septic tank with pump to pump liquid waste up to drainfield. ☐ Unknown

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

Drain field starts approximately 15' north west of the entrance to the chicken coop enclosure. The drain field runs parallel to the garden fencing. The septic tank is down by the green shop/guest house. The pump alarm is sticking out of the ground near the septic caps.

(4) Installer: Graham Backhoe and Septic LLC ☐ Unknown

(5) Approximate Age: 3 years, 2 months ☐ 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?

The tanks have not been pumped.

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No

If yes, explain:

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

C. PLANNING MATERIALS, PERMITS AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:

☐ Planning materials ☒ Permit for original installation ☐ Final inspection when OSSF was installed
☐ Maintenance contract ☐ Manufacturer information ☐ Warranty information ☐ other

--

STATE OF TEXAS WELL REPORT for Tracking #648811

Owner:	Brett and Naomi Jimison	Owner Well #:	No Data
Address:	358 Himmel Rd Fredericksburg, TX 78624	Grid #:	57-50-7
Well Location:	358 Himmel Rd Fredericksburg, TX 78624	Latitude:	30° 08' 53.57" N
Well County:	Gillespie	Longitude:	098° 51' 05.4" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **8/29/2023** Drilling End Date: **9/1/2023**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	8	0	530

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>	<i>Size</i>
Filter Pack Intervals:	55	515	Gravel	3/8

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	50	Cement 7 Bags/Sacks
	50	55	Bentonite 2 Bags/Sacks

Seal Method: **Poured**

Sealed By: **Driller**

Distance to Property Line (ft.): **77**

Distance to Septic Field or other
concentrated contamination (ft.): **150+**

Distance to Septic Tank (ft.): **150**

Method of Verification: **tape**

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

Water Level: **372 ft. below land surface on 2023-09-02** Measurement Method: **Steel Tape**

Packers: **No Data**

Type of Pump: **No Data**

Well Tests: **Estimated** **Yield: 18 GPM with 0 ft. drawdown after unspecified hours**
Jetted **Yield: 18 GPM with 0 ft. drawdown after unspecified hours**

R-06004

Water Quality:

Strata Depth (ft.)	Water Type
No Data	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:

1307 plainview rd
Seymour, TX 76380

Driller Name: **franz wiebe**

License Number: **59482**

Apprentice Name: **jackie guriepy**

Apprentice Number: **61154**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	2	topsoil
2	46	limestone
46	64	soft limestone
64	104	gray limestone
104	322	gray sgale
322	445	gray sand stone shale mix
445	510	yelow limestone
510	530	limestone with cracks

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5	Blank	New Plastic (PVC)	sdr17	-1	440
4.5	Perforated or Slotted	New Plastic (PVC)	sdr17 0.020	440	520
4.5	Blank	New Plastic (PVC)	sdr17	520	525

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

R-06004

RESTRICTIONS

1. No dwelling home shall be moved onto Grantee's Property "Property". Any dwelling shall be constructed on site. Relocation or reconstruction of a structure of historic quality and integrity shall be permitted. No mobile, modular, pre-manufactured and/or industrial built home shall be used as a primary residence or stored on the Property except as a temporary construction office during active construction of a building, but not longer than twelve (12) months. Other outbuildings such as a guesthouse, barn, or workshop are permitted, conditioned however that the guest house may not be used as a rental for a term of less than one (1) year.
2. Swine shall not be kept on the Property other than in connection with a sanctioned 4-H or FFA livestock project. Other livestock, pets and poultry shall be permitted provided said livestock is kept within the boundaries of said tract at all times, and they are not offensive to adjacent landowners by smell, sound, or otherwise. Conducting dog kennel operations is strictly prohibited. There shall not be any commercial feeding operations or commercial breeding of animals, conducted thereon. Animals used for grazing said property while simultaneously raising young (i.e. cow/calf operation) shall not be considered commercial breeding of animals.
3. No structure of a temporary character, trailer, camper, tent, shack, garage, or other out building shall be used on the Property at any time as a residence, either temporarily or permanently, subject to the preceding section.
4. The Property shall not be used for any commercial purposes, except permanent agricultural crops including vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures). No industrial pursuit or enterprise shall be permitted to be conducted on the Property. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties, i.e. auto painting and repair, heavy machinery operation or storage, welding or machine shop or machining business, or concrete products manufacture. Agricultural use and the processing of agricultural goods into commercial products (for example-winery) are declared not to be a prohibited industrial pursuit or enterprise. A cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator is permitted.
5. No cellular tower or other type of commercial tower shall be erected or placed upon the Property.
6. Wind turbines are strictly prohibited.
7. B & B's or any type of short term rentals as that activity is defined by an

ordinance of the City of Fredericksburg are strictly prohibited.

8. Abandoned or inoperative equipment, vehicles, or junk shall not be permitted or stored on the Property or any portion of the ingress, egress easement.
9. Noxious or offensive activity shall not be permitted on the Property, nor shall anything be done thereon which shall be an annoyance or nuisance to the neighborhood. (Example - constant discharge of firearms such as a target range, skeet or trap range.)
10. Grantee is to keep said Property free of litter at all times. Disposal of any kind shall not be allowed that would adversely affect the natural beauty and value of any adjacent property. Garbage or refuse shall not be buried on any tract.
11. Surfacing, mining (including, but not limited to stone, gravel, sand, caliche), exploration of any type which will damage the surface is prohibited.
12. ~~two~~^{one} hundred feet ~~(200')~~^(100') of any internal boundary or property line separating Grantor's and Grantee's Property.
13. Grant may not subdivide into tracts containing less than four (4) acres.
14. These restrictions shall continue to be in force for a period of fifty (50) years and may be enforced by Grantor and Grantor's heirs, successors or assigns.

Contract Concerning 4 acres out of tract 1 461 Himmel Rd/78624, Fredericksburg,

Page 5 of 10 11-08-2021

(Address of Property)

agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____

B. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. CLOSING:

A. The closing of the sale will be on or before November 17, 2021, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

- (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
- (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
- (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
- (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

10. POSSESSION: Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.

11. SPECIAL PROVISIONS: (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)

(A) The deed restriction will be amended to-

12. No buildings or structures of any type may be erected or otherwise located within 50 feet (50'0) of any internal boundary or property line separating Grantor's and grantee's property.

(B) Seller's Livestock may graze & roam the property after closing until 1/2 year after Buyer fences the property.

(C) Seller will convey to Buyer all seller's remaining land.

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

- (a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

- (b) Seller shall also pay an amount not to exceed \$ _____ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.

- (2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:

A. **PRORATIONS:** Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

B. **ROLLBACK TAXES:** If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

TXR 1607

Initialed for identification by Buyer

and Seller

TREC NO. 9-15

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Brett & Naomi

Seller & Buyer, at closing, will enter into a Road Maintenance Agreement re the above Road Easement.



GILLESPIE CENTRAL APPRAISAL DISTRICT

1159 S Milam St
Fredericksburg, TX 78624
Phone (830) 997-9807

APRIL 11, 2022

JIMISON, BRETT & NAOMI
101 FEATHER WAY
FREDERICKSBURG, TX 78624

RE: Approval of 2022 Open Space Land Application

Agricultural use approved on 4 acres.

Accounts: 186900

Dear Property Owner:

This office has reviewed and approved your application for special assessment of your land. It is the opinion of the Chief Appraiser that the land does meet the qualifications as set forth in the statute. You will, therefore, be assessed on the basis of productivity value rather than market value on the acreage listed above.

A new application is not required for subsequent years unless the Chief Appraiser requests that you reapply or there is a change in ownership. Also, a landowner is required to notify the Appraisal District immediately if any change of use of the land occurs. Failure to do so will result in a penalty being applied to the tax levy at the time of discovery.

Sincerely,
Dustin Althaus, RPA
Ag Appraiser