

# 146 METZGER ROAD

4 Bed | 3.5 Bath | 4,312 sq ft | 7.8 Acres  
OFFERED AT \$3,399,000



Set on 7.18 private acres minutes from Fredericksburg's historic Main Street, this exceptional Hill Country estate blends timeless architecture with quality craftsmanship and reclaimed materials throughout. Tucked behind a grove of mature Sycamores, the home features vaulted ceilings, reclaimed wood beams, limestone and brick accents, and light-filled living spaces centered around a masonry Rumford fireplace. The classic kitchen includes soapstone countertops, a butcher block island, Wolf range, and sunroom overlooking the patio, while the primary suite opens to a screened-in porch. A lap pool, spa, limestone fire pit, and beautifully maintained grounds complete this private Hill Country retreat.



**Jill Tabor**

REALTOR®

📞 830-456-8115

✉️ [jill@jilltabor.com](mailto:jill@jilltabor.com)



**PORTFOLIO**

REAL ESTATE  kw

MLS #: R101827A (Active) List Price: \$3,399,000 (31 Hits)

146 -- Metzger Rd Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 1  
**Main House Living SqFt :** 4,312  
**Apx Total SqFt:** 4,312  
**Price Per SQFT:** \$788.27  
**Source SqFt:** GCAD  
**Appx Year Built:** 2017  
**Type & Style:** Hill Country Style, Traditional  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central  
**A/C:** Central Air  
**Garage/Carpport:** 2 Car, Attached, Detached Carport

**Unit #:**  
**Original List Price:** \$3,399,000  
**Area:** County-Central  
**Subdivision:** N/A, Not in Sub  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** Less than 6 miles  
**Property Size Range:** 6-10 Acres  
**Apx Acreage:** 7.1800  
**Seller's Est Tax:** 14476.90  
**Showing Instructions:** Appointment Only, LA Must Accompany, Occupied  
**Days on Market** 2

<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$14,476.90	<b>Tax Info Source:</b> CAD	<b>CAD Property ID #:</b> 180634	<b>Zoning:</b> R-1
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>STR Permit:</b> No	<b>Permit #:</b> 00	<b>Manufactured Homes Allowed:</b> No
<b>HOA:</b> No	<b>HOA Fees:</b>	<b>HOA Fees Pd:</b>	<b>HO Warranty:</b>	
<b>Road Maintenance Agreement:</b> No		<b>Rental Property:</b>	<b>Rental \$:</b>	<b>Items Not In Sale:</b>
<b>Guest House:</b> No	<b># of Guest Houses:</b>	<b>Total Guest House SqFt:</b> 0		
<b>Guest House # Bedrooms:</b>	<b>Guest House # Baths:</b>	<b>Guest House # Half Baths:</b>		

**Construction:** Stone, Stucco  
**Foundation:** Slab  
**Roof:** Metal, Standing Seam  
**Flooring:** Brick, Tile, Wood  
**Utilities:** CTEC Electric  
**Water:** Well  
**Sewer:** Septic Tank  
**Fireplace/Woodstove:** Masonry  
**Appliances:** Double Oven, Dryer, Microwave, Range, Refrigerator, Washer

**City/Rural:** In City Limits  
**Site Features:** Deck/Patio, Sprinkler System-Lawn, Wired for High Speed Internet  
**Interior Features:** Formal Dining Room, High Ceilings, Pantry, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection  
**Topography:** Few Trees, Level  
**Surface Water:** None  
**Access:** City Street  
**Location Description:** Concrete Drive  
**Documents on File:** Deed Restrictions, Plat, Septic Permit  
**Misc Search:** Hot Tub, Swimming Pool

<b>Trms/Fin:</b>	<b>Trms/Fin:</b> Cash, Conventional	<b>Possessn:</b> Closing/Funding	<b>Excl Agy:</b> No
<b>Title Company:</b> Select Title		<b>Attorney:</b>	<b>Refer to MLS#:</b>

**Location/Directions:** From Main St, go south on S Crockett St 0.8 mi. Right on N Cherry St 0.2 mi, left on W Travis St 0.3 mi, then right on Metzger Rd. Property on right in 0.2 mi.

**Owner:** SAWTELLE, CRISTINA P

**Occupancy:** Owner

**Legal Description:** G E CO #700 MULTIPLE LOTS LOT GE314, GE608 & PT OF UNMBR LOT, 1.48,-HOMESITE- G E CO #700 MULTIPLE LOTS LOT GE314, GE608 & PT OF UNMBR LOT, 5.7

**Instructions:** Call or text LA to schedule showing. 24 hours required. Listing agent to accompany all showings.

**Public Remarks:** A rare opportunity to own a private Hill Country estate on 7.18 acres just blocks from the heart of Fredericksburg. Designed with exceptional attention to detail and quality craftsmanship, this custom residence blends timeless architecture with thoughtfully incorporated reclaimed historic materials, creating warmth, character, and enduring style throughout. A gated entrance welcomes you to the property, where the home is tucked behind a grove of mature Sycamores, offering an immediate sense of privacy and tranquility. The arrival experience continues inside the striking entry, featuring walls constructed of re-salvaged limestone and reclaimed brick flooring — an introduction to the craftsmanship carried throughout the residence. Vaulted ceilings, reclaimed wood beams, refinished longleaf pine floors, reclaimed brick accents, and a full masonry Rumford fireplace anchor the light-filled living spaces with understated sophistication. The kitchen reflects classic, timeless design with a light-drenched layout featuring a butcher block island, soapstone countertops, Wolf 6-burner range, and walk-in pantry accented with antique details — equally suited for everyday living and entertaining. Just off the kitchen, a sunroom overlooking the patio provides an inviting space to relax, dine, or gather while enjoying views of the surrounding landscape. The primary suite offers a peaceful retreat with a Victoria + Albert soaking tub, glass-enclosed rain shower, dual vanities, and direct access to a large screened-in porch. The home's thoughtful layout also includes a private secondary guest suite, along with two additional bedrooms connected by a well-appointed shared bath, creating comfortable accommodations while maintaining privacy throughout. Outdoor amenities create a private resort atmosphere, including a double lap lane pool with tiled push wall, expansive circular swimming area, spa, limestone fire pit, and beautifully landscaped grounds supported by multiple water sources, rainwater collection, and irrigation systems. Additional improvements include an enclosed two-car garage, separate covered parking for four vehicles, solar panels, aviary, chicken coops, and thoughtfully maintained acreage. With no HOA and a location just moments from Fredericksburg's historic Main Street, this property represents a rare offering where craftsmanship, privacy, and timeless Hill Country living come together in a setting designed to be enjoyed for generations.

**Agent Remarks:** Please allow 24-hour notice for all showings. Listing agent must accompany. Showings preferred Tuesday - Friday. Property website: <https://146-metzger-rd.jilltabor.com/>

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
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**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

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

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

David Sawtelle  
412 S Adams PMB 158  
Fredericksburg, TX 78624

**PERMIT # 7385**

**Property Location: 146 Metzger 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 Information: *Low Pressure Dosing*

*360 GPD = UP TO 5 BR, < 4500 SQ FT LIVING AREA*

*Dwayn C Boos*

Inspector and Gillespie County Designated Representative  
Dwayn C Boos DR OS0011257

*Aug 23, 2017*

Date

\*\*\*Email Mandatory DAVID@LATIGO.COM

GATE CODE: 1800 1800

# Gillespie County Application for On-Site Sewage Facility

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



Permit # 7385

Date: 7/24/17

Fee: 15000

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

Name of Landowner: SAWENE DAVID J

Mailing Address: 426 ADAMS, PMB 158 FREDERICKSBURG, VA 78024  
(Last Name) (First Name) (MI)  
(House # and Street Name/or PO Box) (City & State) (Zip Code)

Physical Address/Location of new Septic System: 146 METZGER RD  
FREDERICKSBURG, VA 78024  
(House # & Street Name) (City & State) (Zip Code)

Daytime Phone Number(s): 830 997 1800 Cell Number(s): 830 459 5443

Legal Description: Volume: \_\_\_ Page: \_\_\_ Instrument#: \_\_\_ Gillespie CAD Tax ID #: R 178592

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

Abstract: \_\_\_ Survey Name and #: GE COFF # 700 Multiple Lots GE 314

Total Acreage: 7.18  Private Well  Public Well (Supplier's Name): GE 608 + PT of unbr lot 7.18

Name & License # of person installing the Septic System: Paul HARTMANN OS# 3701

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) 4 (Half) 1. Does it have or will it have water saving devices such as low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators?  Yes  No Water Softener (Demand-Initiated Regeneration) Circle Y or N

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

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

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

(Signature of Landowner)

7/22/17

(Date)

Office Use Only:

Daily wastewater usage rate: Q= 360 (gallons/day)

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 880-16 + 971-17

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

Affidavit to the Public

Two-year Maintenance Contract

AUTHORIZATION to CONSTRUCT Date: Aug 7, 2017

**Certification of Approval**  
 Final Inspection PERMIT # 7385

Date: 8-23-17

Approved by: Donna C Boos

I. Sewer (House Drain):  3" Sch 40  4" Sch 40  Other: \_\_\_\_\_  
 Slope of sewer pipe to tank  minimum of 1/8"/ft.  
 Cleanouts every 50 ft. and with 5 ft. of 90° bends

II. Treatment:  Conventional Tanks  Aerobic  Other: \_\_\_\_\_

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. <u>1750/3C</u>	<u>72917</u>	<u>Y/N</u>	<u>BUCHANAN</u>
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: \_\_\_\_\_

METZLER SQUARE FEET

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	AREA= LENGTH X CREDIT
1. <u>382</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u>	<u>1910</u> Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.

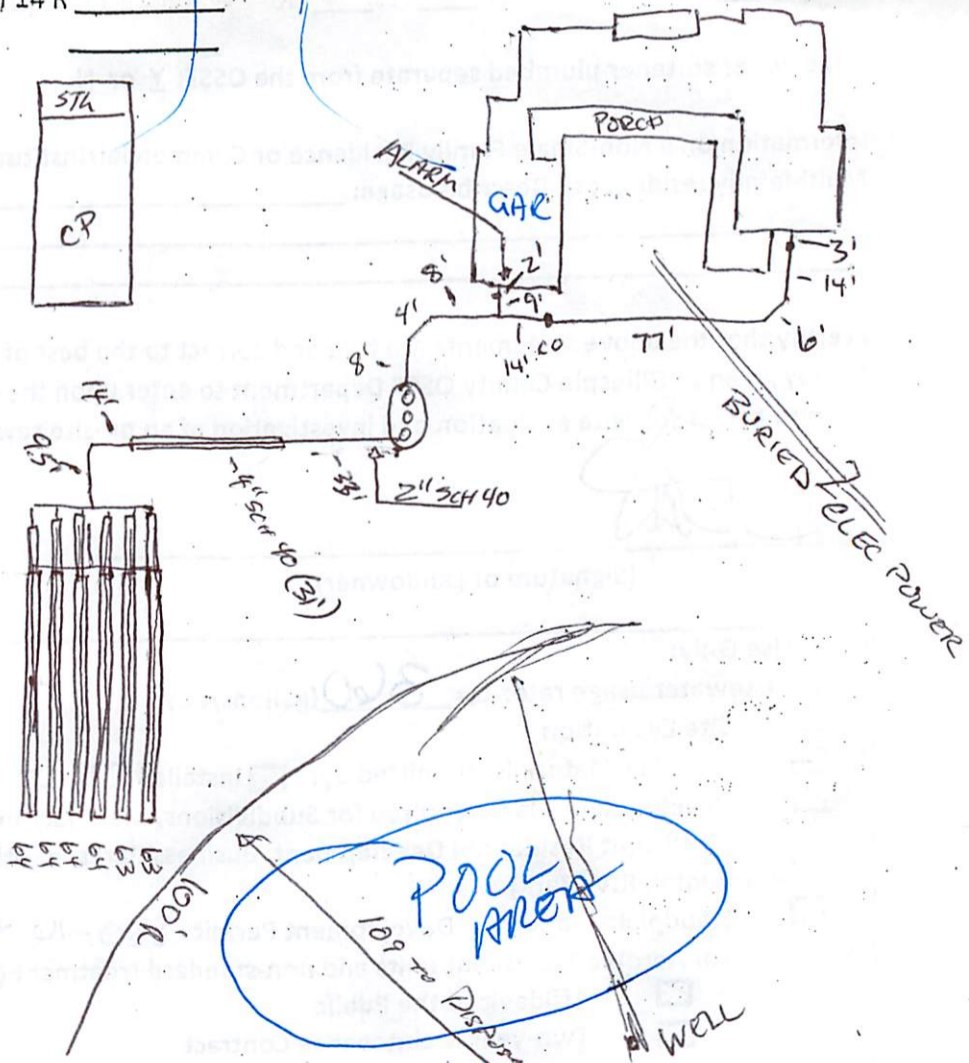
IV. Surface Disposal (Application):  
 Loading Rate: \_\_\_\_\_  
 Timer installed -----Y/N  
 Anti-siphon Hole used -----Y/N  
 Check valve used -----Y/N

Area Required in Sq. ft. \_\_\_\_\_  
 Area Designed in Sq. ft. \_\_\_\_\_

PARTIAL INSP. TIGHT LINE & TANK 8/21/17  
DISCUSSED DRAINAGE ISSUES, OWNER & INSTALLER  
HAVE A PLAN TO DIVERT AWAY FROM DISPOSAL AREA

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

38" HEAD ON LINE 4  
5/8" GRAVEL



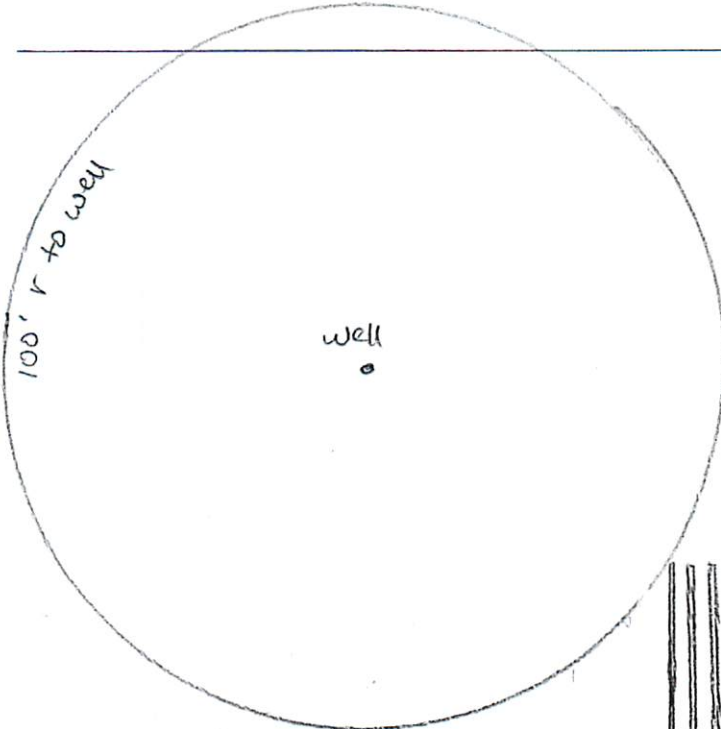
INSTALLER WILL WORK ON SURFACE DRAINAGE ISSUES  
ONSITE TO DIVERT SURFACE WATER AWAY FROM  
THE DISPOSAL FIELD.

256  
 921  
 382

Owner: David Sawtelle  
 Location: 146 Metzger Rd.  
 Fredericksburg, TX 78624

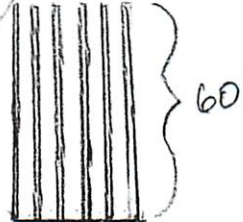


DRYSPELL

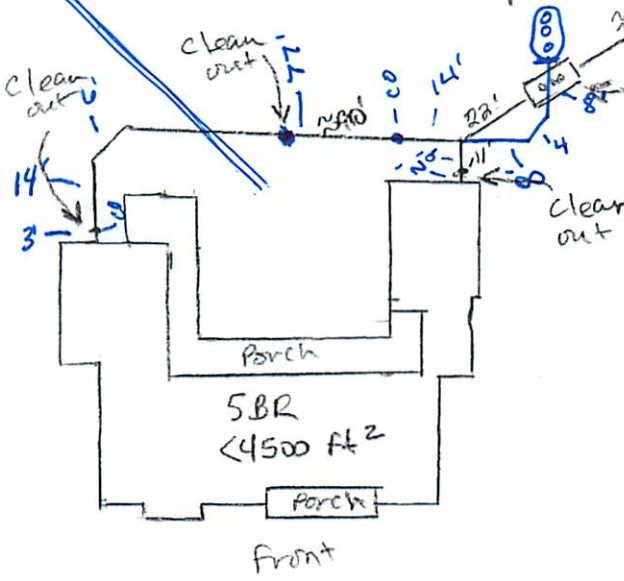


- 75' Setback from all Property lines
- 6 - 60', 3' wide Laterals = 360' total
- Drainfield area is open and fairly level

Burns Elev



Sleeve line 10' each Side of water line to pool



- 1750g 3-chamber tank
- primary chamber
- secondary chamber
- pump chamber
- alarm

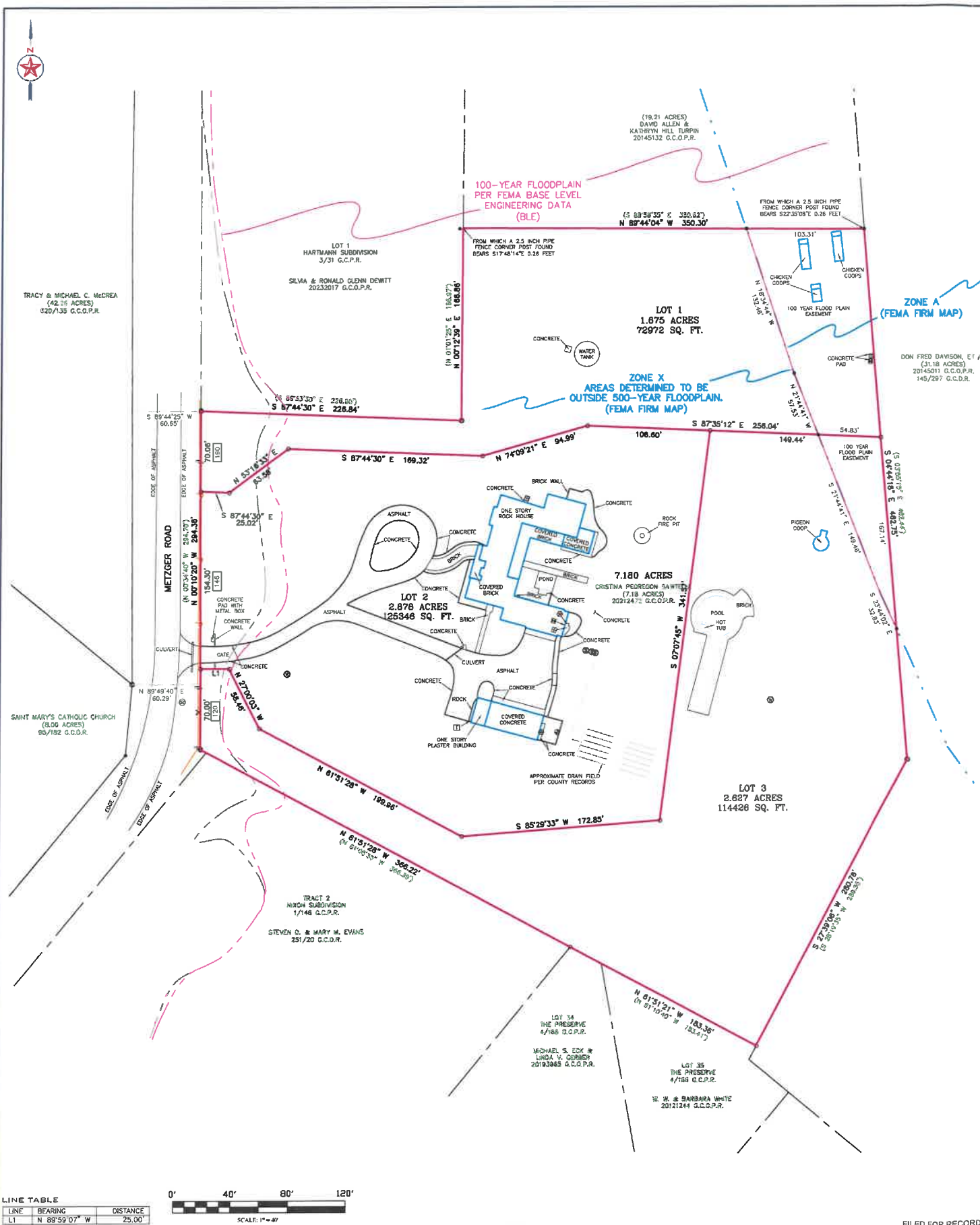


*Signature*  
 RS 871  
 OS 7232  
 7-19-17

This is not a survey.  
 1mm = 2ft

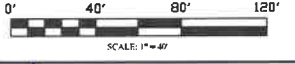






LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°59'07" W	25.00'



**SEARCHERS SURVEYORS | CONSULTANTS**  
**MASON | FREDERICKSBURG**

4359 OLD POINT ROAD, MARSH, TEXAS 76855  
 7300 HUBBARD STREET, FREDERICKSBURG, TEXAS 76834  
 817-233-1211 | P: 1-817-233-1211 | S: 817-233-1211

<ul style="list-style-type: none"> <li>RECORD LINE</li> <li>APPROX. OUTLINE</li> <li>BOUNDARY LINE</li> <li>100-YEAR FLOOD PLAIN</li> <li>500-YEAR FLOOD PLAIN</li> <li>WOOD FENCE CORNER POST FOUND</li> </ul>	<ul style="list-style-type: none"> <li>POINT</li> <li>1/2" IRON ROD FOUND</li> <li>1/4" IRON ROD SET</li> <li>3/4" IRON ROD FOUND</li> <li>3/4" IRON ROD SET</li> <li>NEW PIPE FOUND</li> <li>NEW PIPE SET</li> <li>NEW LINE FOUND</li> <li>NEW LINE SET</li> </ul>	<ul style="list-style-type: none"> <li>PERCENT</li> <li>UTILITY POLE</li> <li>ELECTRIC METER</li> <li>NEW CLEANOUT</li> <li>NEW CONDUIT</li> <li>NEW METER</li> </ul>	<ul style="list-style-type: none"> <li>ADDRESS</li> <li>UTILITY EASEMENT</li> <li>BOUNDARY STRIKE LINE (DUAL-DEED) - RECORD CALL</li> <li>CC&amp;A - GILLESPIE COUNTY DEED RECORD</li> <li>CC&amp;A - GILLESPIE COUNTY DEED RECORD</li> <li>CC&amp;A - GILLESPIE COUNTY OFFICIAL PUBLIC RECORD</li> <li>CC&amp;A - GILLESPIE COUNTY REAL PROPERTY RECORD</li> </ul>
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**OWNER'S ACKNOWLEDGEMENT AND DEDICATION**

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

I (We) hereby certify, that I am (we are) the owner(s) of the property shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, unless otherwise noted hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all alleys, walks, parks, water courses, easements, and other open space to public use forever and hereby convey, by fee simple title, all public road right-of-way, as shown hereon to the City of Fredericksburg for public road right-of-way purposes forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for road right of way purposes, and other restrictions shown hereon.

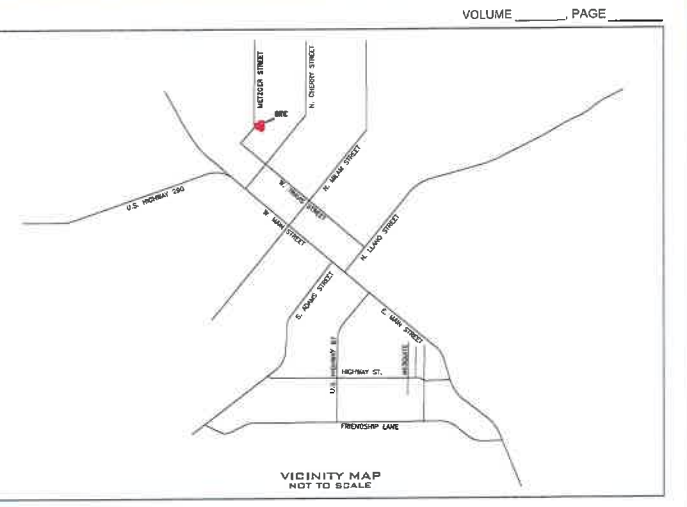
Cristina Pedregon Sawtelle

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared CRISTINA PEDREGON SAWTELLE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas



**CERTIFICATE OF FINAL PLAT APPROVAL**  
**ADMINISTRATIVE APPROVAL**

Approved \_\_\_\_\_, 20\_\_\_\_

Director of Development Services \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_\_\_

The undersigned, the City Secretary of the City of Fredericksburg, hereby certifies that the foregoing minor plat establishing C.P. Sawtelle Estates, a Subdivision or Addition to The City of Fredericksburg was submitted and approved by the Director of Development Services on the \_\_\_\_ day of \_\_\_\_\_, 2024 as authorized in Section 4 of the City of Fredericksburg Subdivision Ordinance.

Witness by my hand \_\_\_\_ day of \_\_\_\_\_, 2024 \_\_\_\_\_  
 City Secretary  
 City of Fredericksburg, Texas

**LIENHOLDER'S RATIFICATION OF PLAT DEDICATION**

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

Whereas, First United Bank and Trust Co., acting by and through the undersigned, its duly authorized agent, holds a lien on the property shown hereon as secured by a Deed of Trust recorded in Instrument No. 20230584 of the Official Public Records of Gillespie County, Texas, does hereby ratify all dedications and provisions of this plat as shown.

\_\_\_\_\_  
 for  
 First United Bank and Trust Co.

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

Before me, the undersigned authority, personally appeared \_\_\_\_\_ known to me to be the person and offer whose name is subscribed above, and that she/he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. Field work completed on \_\_\_\_\_, 20\_\_\_\_.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Josh W. Leamons 9/9/2024  
 Registered Professional Land Surveyor, 6276

- PLAT NOTES:**
- Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.
  - Property is located in the ETJ of the City of Fredericksburg
  - 100 YEAR FLOODPLAIN EASEMENT RESTRICTION: Construction within the floodplain may not occur. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request.) Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin.

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared Josh W. Leamons, known to me to be the person whose name is subscribed above.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

- SURVEY NOTES:**
- This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
  - Bearings, distances, coordinates, & acreage are Grid, NAD 83 US Texas Central Zone 4203.
  - A 1/2 Inch iron rod set is a 1/2 Inch rebar with plastic cap marked "SEARCHERS RPLS 8275."
  - The property shown hereon is located in Zone X and Zone A, and a portion of the property is within a 100-year flood hazard area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48171C0267 C Effective October 19, 2001.

**MINOR PLAT ESTABLISHING THE C.P. SAWTELLE ESTATES**  
 BEING A PORTION OF OUTLOT NO. 314, A PORTION OF OUTLOT 608, AND A PORTION OF AN UNNUMBERED OUTLOT AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 ON VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

\_\_\_\_\_  
 COUNTY CLERK, GILLESPIE COUNTY, TEXAS



# SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

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.**

**146 Metzger Rd  
Fredericksburg, TX 78624**

CONCERNING THE PROPERTY AT \_\_\_\_\_

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

Seller  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? \_\_\_\_\_ (approximate date) or  never occupied the Property

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

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

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

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

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

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

(TXR-1406) 07-10-23

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

Page 1 of 7

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

Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned	leased from: _____
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric	gas other: <u>1</u> number of units: _____
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned	leased from: _____
Other Leased Items(s)	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____	
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic	manual areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: Standing Seam metal, & other Age: Built 2017 (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): Second water heater not working & disconnected, not needed. Irrigation system is connected to rain water collection tank and needs repairs.

**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		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

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

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

Previous Roof Repairs	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>

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): none known

**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.

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

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

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

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

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

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

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

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

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
 Name of association: \_\_\_\_\_  
 Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are: \_\_\_ mandatory \_\_\_ voluntary  
 Any unpaid fees or assessment for the Property? \_\_\_ yes (\$ \_\_\_\_\_) \_\_\_ no  
 If the Property is in more than one association, provide information about the other associations 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.

(TXR-1406) 07-10-23

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

Page 4 of 7

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

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

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

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

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

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

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

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

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

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

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

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

Tina Sawtelle  
Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
Printed Name: Tina Sawtelle Printed Name: \_\_\_\_\_

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric: <u>Central Tx Electric Coop.</u>	phone #: _____
Sewer: <u>n/a</u>	phone #: _____
Water: <u>n/a</u>	phone #: _____
Cable: <u>n/a</u>	phone #: _____
Trash: <u>Gillespie Waste</u>	phone #: <u>930-456-5401</u>
Natural Gas: <u>n/a</u>	phone #: _____
Phone Company: <u>n/a</u>	phone #: _____
Propane: <u>n/a</u>	phone #: _____
Internet: <u>n/a</u>	phone #: _____

146 Metzger Rd  
Fredericksburg, TX 78624

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

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

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



# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT 146 Metzger Rd  
Fredericksburg, TX 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, Low pressure dose  Unknown
- (3) Approximate Location of Drain Field or Distribution System: ~~East yard,~~  
~~North yard, West yard~~ Approx. 100' SE of house,  
see attached drawing  Unknown
- (4) Installer: Paul Hartcraft  Unknown
- (5) Approximate Age: 8 years  Unknown

## B. MAINTENANCE INFORMATION:

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

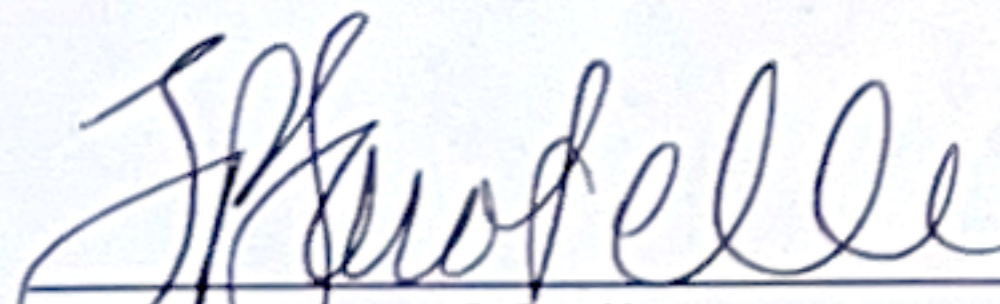
## C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

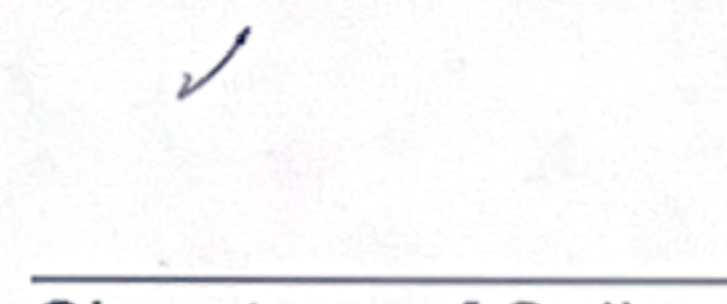
- (1) The following items concerning the on-site sewer facility are attached:  
 planning materials     permit for original installation     final inspection when OSSF was installed  
 maintenance contract     manufacturer information     warranty information     \_\_\_\_\_
- (2) "Planning materials"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

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water-saving devices</u>	<u>Usage (gal/day) with water-saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

 2-12-26  
 Signature of Seller Date  
**Cristina P. Sawtelle**

 ✓  
 Signature of Seller Date

Receipt acknowledged by:

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

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

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

NOTICE OF APPROVAL OF  
On-Site Sewage Facility

Septic

David Sawtelle  
412 S Adams PMB 158  
Fredericksburg, TX 78624

**PERMIT # 7385**

**Property Location: 146 Metzger 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 Information: *LOW PRESSURE DOSING*

*360 GPD = UP TO 5 BR, < 4500 SQ FT LIVING AREA*

*Dwayn C Boos*

Inspector and Gillespie County Designated Representative  
Dwayn C Boos DR OS0011257

*Aug 23, 2017*  
Date

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

Name of Landowner: SANTENE DAVID J

Mailing Address: 412 S. ADAMS, PMB 158 FREDERICKSBURG, VA 73024 (MI)

Physical Address/Location of new Septic System: 140 METZGER RD

FREDERICKSBURG, VA 73024 (House # & Street Name) (City & State) (Zip Code)

Daytime Phone Number(s): 830 997 1200 Cell Number(s): 830 459 5443

Legal Description: Volume:      Page:      Instrument#:      Gillespie CAD Tax ID #: R 128592

Subdivision Name:      Lot#:      Blk      Phase      Tract     

Abstract:      Survey Name and #: @ECO # 700 Multiple Lots GE 314

Total Acreage: 7.18  Private Well  Public Well (Supplier's Name): GE 608 + PT of unbr lot 7.18

Name & License # of person installing the Septic System: Paul HONTMART # OS# 3701

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) 4, (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?  Yes  No Water Softener (Demand-Initiated Regeneration)

Circle Y or N

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

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

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

[Signature]

(Signature of Landowner) (Date) 7/22/17

Office Use Only:

Daily wastewater usage rate: Q= 360 (gallons/day)

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 880-16 + 971-17

For Aerobic Treatment units and non-standard treatment

Sewer (house, drain)  3" SCH 40  4" SCH 40  
 Slope of sewer pipe to tank  minimum of 1/8" / ft.  
 Cleanouts every 50 ft. and with 5 ft. of 90° bends  
 100'

II. Treatment:  Conventional Tanks  Aerobic  Other: \_\_\_\_\_

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. 1750/3C	72917	<input checked="" type="radio"/> Y <input type="radio"/> N	BUCHANAN
2. _____	_____	<input type="radio"/> Y <input type="radio"/> N	_____
3. _____	_____	<input type="radio"/> Y <input type="radio"/> N	_____
4. _____	_____	<input type="radio"/> Y <input type="radio"/> N	_____

III. Disposal Field  Conventional Gravel  Leaching Chambers (Brand) \_\_\_\_\_  
 Low-Pressure Pipe  Mounds  Gravel-Less Pipe  Pressure Emitters (drip)  
 ET Beds  Other: \_\_\_\_\_  
 Subsurface Disposal: METZLER

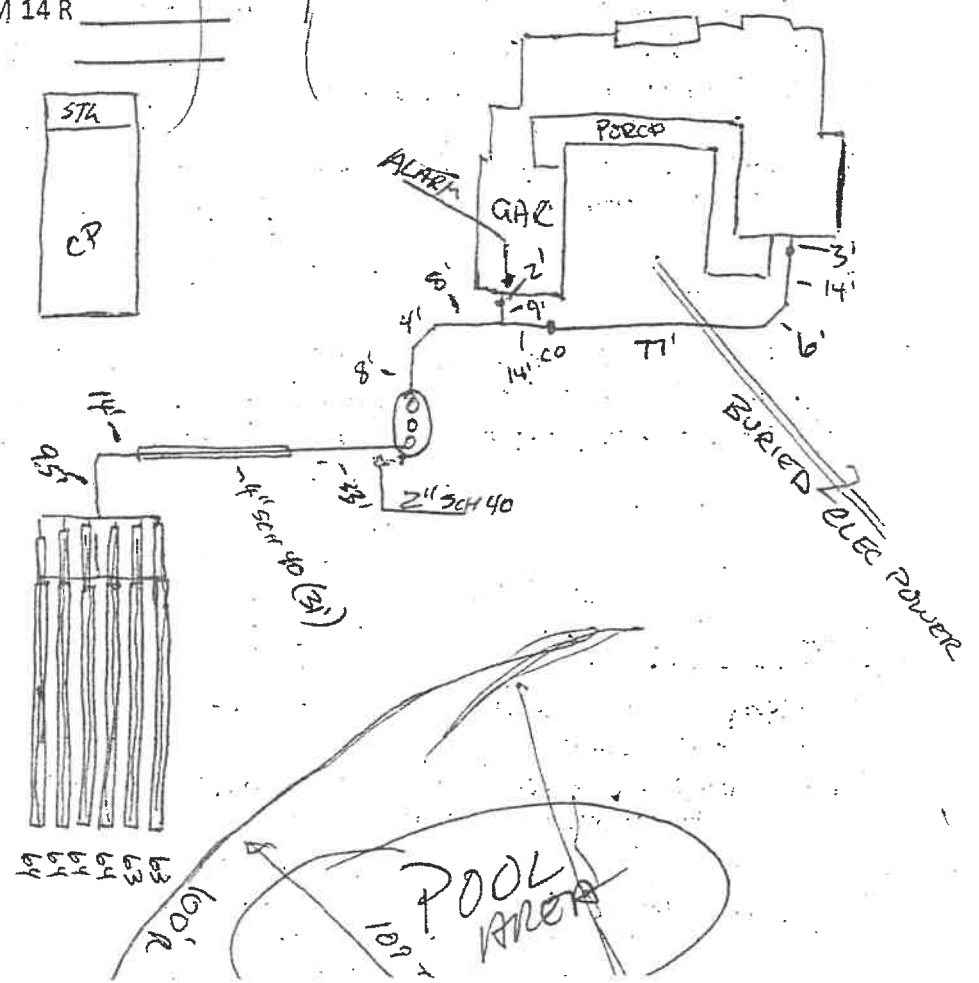
LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	AREA = LENGTH X CREDIT
1. 382 ft.	3 ft.	1 ft.	5	1910 Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.

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

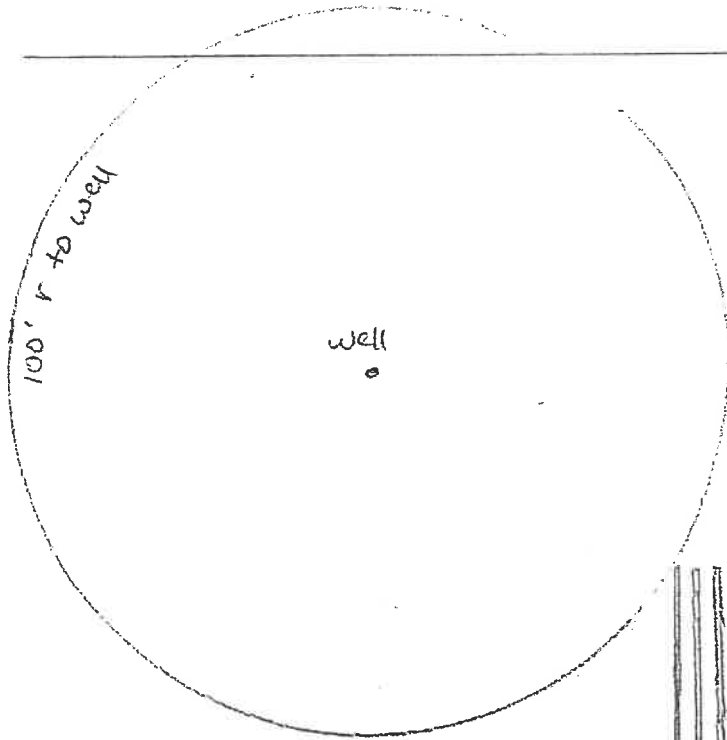
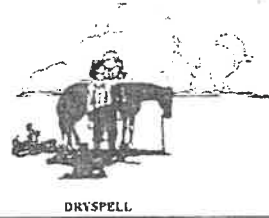
PARTIAL INSP. TIGHT LINE & TANK 8/21/11  
 DISCUSSED DRAINAGE ISSUES. OWNER & INSTALLER  
 HAVE A PLAN TO DIVERT AWAY FROM DISPOSAL AREA

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

38" HEAD ON LINE 4  
 5/8" GRAVEL

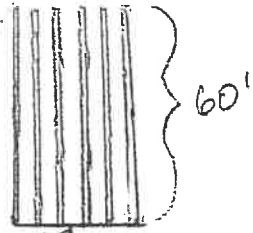


Owner: David Sawtelle  
 Location: 146 Metzger Rd.  
 Fredericksburg, TX 78624



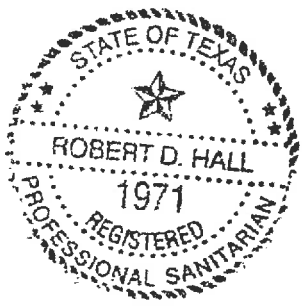
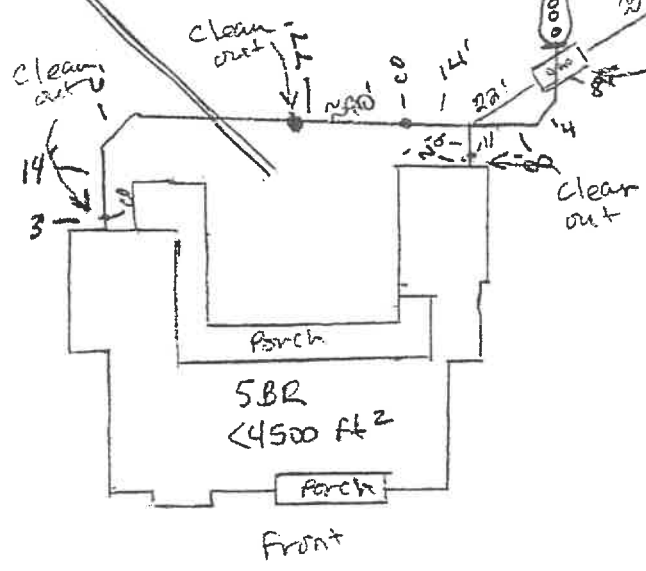
- 75' Setback from all Property lines
- 6 - 60', 3' wide laterals = 360' total
- Drainfield area is open and fairly level

Burned Elev



- Sleeve line 10' each Side of water line to pool

- 1750g 3-chamber tank
- primary chamber
  - secondary chamber
  - pump chamber
  - alarm



*Signature*  
 RS 971  
 OS 7232  
 7-1977

This is not a survey.  
 1mm = 2ft

## STATE OF TEXAS WELL REPORT for Tracking #424815

Owner:	David Sawtelle	Owner Well #:	No Data
Address:	110 N. Milam PMB 158 Fredericksburg, TX 78624	Grid #:	57-41-9
Well Location:	.1 mi. N. of Catholic Cemetery on Metzger Rd.; 800 ' E in field; Well #1 Fredericksburg, TX	Latitude:	30° 17' 27" N
		Longitude:	098° 52' 56" W
Well County:	Gillespie	Elevation:	No Data

Type of Work: <b>New Well</b>	Proposed Use: <b>Domestic</b>
-------------------------------	-------------------------------

Drilling Start Date: **6/16/2016**      Drilling End Date: **6/16/2016**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	9	0	116
	6	116	135

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed**

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	50	116	Gravel	3/8"

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	1	3	Cement 1 Bags/Sacks
	3	50	Bentonite 25 Bags/Sacks

Seal Method: **Poured**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

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

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

Method of Verification: **No Data**

Surface Completion: **Pitless Adapter Used**

Water Level: **No Data on 2016-06-16**

Packers: **No Data**

Type of Pump: **Submersible**      Pump Depth (ft.): **90**

Well Tests: **Jetted**      Yield: **25 GPM**

	Strata Depth (ft.)	Water Type
Water Quality:	61 - 65	Good (450 ppmTDS)
	97 - 110	Good (450 ppmTDS)

Chemical Analysis Made: **No**

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

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

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

Driller Name: **James Caleb Virdell** License Number: **59342**

Comments: **Hole Back Filled, 116' - 135'**

**Report Amended on 7/19/2016 by Request #18286**

Lithology:  
**DESCRIPTION & COLOR OF FORMATION MATERIAL**

Casing:  
**BLANK PIPE & WELL SCREEN DATA**

Top (ft.)	Bottom (ft.)	Description
0	1	Topsoil
1	7	Brown Sandy Clay
7	30	Sandy
30	110	Red Clay & Limestone with Sand
110	120	Brown & Gray Cambrian Limestone
120	135	Granite Gravel & Clay

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
5		New Plastic (PVC)	SDR17	-2	96
5	Perforated or Slotted	New Plastic (PVC)	SDR17	96	116

**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) 463-7880**

R-04737

Hen  
CM  
PS

Pool

**STATE OF TEXAS WELL REPORT for Tracking #424815**

Owner:	David Sawtelle	Owner Well #:	No Data
Address:	110 N. Milam PMB 158 Fredericksburg, TX 78624	Grid #:	57-41-9
Well Location:	.1 mi. N. of Catholic Cemetery on Metzger Rd.; 800' E in field; Well #1 Fredericksburg, TX	Latitude:	30° 17' 27" N
		Longitude:	098° 52' 56" W
Well County:	Gillespie	Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 6/16/2016      Drilling End Date: 6/16/2016

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	9	0	116
	6	116	135

Drilling Method: Air Hammer  
Borehole Completion: Filter Packed

Filter Pack Intervals:	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
	50	116	Gravel	3/8"

Annular Seal Data:	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
	1	3	Cement 1 Bags/Sacks
	3	50	Bentonite 25 Bags/Sacks

Seal Method: Poured      Distance to Property Line (ft.): No Data  
Sealed By: Driller      Distance to Septic Field or other concentrated contamination (ft.): No Data  
Distance to Septic Tank (ft.): No Data  
Method of Verification: No Data

Surface Completion: Pitless Adapter Used

Water Level: No Data on 2016-06-16  
Packers: No Data  
Type of Pump: Submersible      Pump Depth (ft.): 90  
Well Tests: Jetted      Yield: 25 GPM

R-04737

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	61 - 65	Good (450 ppmTDS)
	97 - 110	Good (450 ppmTDS)

Chemical Analysis Made: **No**

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

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

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

Driller Name: **James Caleb Virdell**

License Number: **59342**

Comments: **Hole Back Filled, 116' - 135'**

**Report Amended on 7/19/2016 by Request #18286**

Lithology:			Casing:					
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA					
Top (ft.)	Bottom (ft.)	Description	Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	1	Topsoil						
1	7	Brown Sandy Clay	5		New Plastic (PVC)	SDR17	-2	96
7	30	Sandy	5		Perforated New Plastic or Slotted (PVC)	SDR17	96	116
30	110	Red Clay & Limestone with Sand						
110	120	Brown & Gray Cambrian Limestone						
120	135	Granite Gravel & Clay						

FEW  
 CM  
 PE

**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

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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) 463-7880**

R-04737

## STATE OF TEXAS WELL REPORT for Tracking #424817

Owner: <b>David Sawtelle</b>	Owner Well #: <b>No Data</b>
Address: <b>110 N. Milam PMB 158 Fredericksburg, TX 78624</b>	Grid #: <b>57-41-9</b>
Well Location: <b>.1 Mi. N. of Catholic Cemetery on Metzger Rd; 75' E in field; Well #2 Fredericksburg, TX</b>	Latitude: <b>30° 17' 27" N</b>
	Longitude: <b>098° 53' 01" W</b>
Well County: <b>Gillespie</b>	Elevation: <b>No Data</b>
<hr/>	
Type of Work: <b>New Well</b>	Proposed Use: <b>Domestic</b>

Drilling Start Date: **6/17/2016**      Drilling End Date: **6/17/2016**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	<b>9</b>	<b>0</b>	<b>50</b>
	<b>6</b>	<b>50</b>	<b>140</b>

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>	<i>Size</i>
Filter Pack Intervals:	<b>22</b>	<b>50</b>	<b>Gravel</b>	<b>3/8 "</b>

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks &amp; material)</i>
Annular Seal Data:	<b>1</b>	<b>3</b>	<b>Cement 1 Bags/Sacks</b>
	<b>3</b>	<b>22</b>	<b>Bentonite 4 Bags/Sacks</b>

Seal Method: **Poured**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

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

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

Method of Verification: **No Data**

Surface Completion: **Pitless Adapter Used**

Water Level: **30 ft. below land surface on 2016-06-17**

Packers: **No Data**

Type of Pump: **Submersible**      Pump Depth (ft.): **40**

Well Tests: **Jetted**      Yield: **20 GPM**

Water Quality: Strata Depth (ft.) **30 - 35** Water Type **Good (470 ppmTDS)**  
 Chemical Analysis Made: **No**  
 Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

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

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

Driller Name: **James Caleb Virdell**

License Number: **59342**

Comments: **Hole Backfilled 50' - 140'**

**Report Amended on 6/23/2016 by Request #18091**

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL			Casing: BLANK PIPE & WELL SCREEN DATA					
Top (ft.)	Bottom (ft.)	Description	Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	1	Topsoil	5		New Plastic (PVC)	SDR17	-2	30
1	5	Brown Sandy Clay	5		Perforated New Plastic or Slotted (PVC)	SDR17	30	50
5	17	Red Clay						
17	35	Sand						
35	110	Red Clay & Limestone						
110	132	Brown & Gray Cambrian Limestone						
132	140	Granite Gravel & Clay						

*Handwritten notes:*  
 Han  
 SP/MS  
 PE

**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

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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) 463-7880**

By Road

### STATE OF TEXAS WELL REPORT for Tracking #424817

Owner:	David Sawtelle	Owner Well #:	No Data
Address:	110 N. Milam PMB 158 Fredericksburg, TX 78624	Grid #:	57-41-9
Well Location:	.1 Mi. N. of Catholic Cemetery on Metzger Rd; 75' E in field; Well #2 Fredericksburg, TX	Latitude:	30° 17' 27" N
Well County:	Gillespie	Longitude:	098° 53' 01" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 6/17/2016      Drilling End Date: 6/17/2016

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	9	0	50
	6	50	140

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed**

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	22	50	Gravel	3/8 "

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	1	3	<b>Cement 1 Bags/Sacks</b>
	3	22	<b>Bentonite 4 Bags/Sacks</b>

Seal Method: **Poured**

Distance to Property Line (ft.): **No Data**

Sealed By: **Driller**

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

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

Method of Verification: **No Data**

Surface Completion: **Pitless Adapter Used**

Water Level: **30 ft. below land surface on 2016-06-17**

Packers: **No Data**

Type of Pump: **Submersible**

Pump Depth (ft.): **40**

Well Tests: **Jetted**

**Yield: 20 GPM**

R-04735

Water Quality: Strata Depth (ft.) 30 - 35 Water Type Good (470 ppmTDS)  
 Chemical Analysis Made: No  
 Did the driller knowingly penetrate any strata which contained injurious constituents?: No

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

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

Driller Name: **James Caleb Virdell**

License Number: **59342**

Comments: **Hole Backfilled 50' - 140'**

Report Amended on 6/23/2016 by Request #18091

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL			Casing: BLANK PIPE & WELL SCREEN DATA						
Top (ft.)	Bottom (ft.)	Description	Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)	
0	1	Topsoil	5		New Plastic (PVC)	SDR17	-2	30	
1	5	Brown Sandy Clay	5	Perforated or Slotted	New Plastic (PVC)	SDR17	30	50	
5	17	Red Clay							
17	35	Sand							
35	110	Red Clay & Limestone							
110	132	Brown & Gray Cambrian Limestone							
132	140	Granite Gravel & Clay							

**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**  
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Texas Department of Licensing and Regulation  
 P.O. Box 12157  
 Austin, TX 78711  
 (512) 463-7880

R-0473

216-344

13 PGS  
DCC

20163436

DAVID TURPIN AND  
WIFE, KATIE TURPINTOTHE PUBLICDECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS       §

COUNTY OF GILLESPIE       §

WHEREAS, DAVID TURPIN and wife, KATIE TURPIN, herein called "the Turpins", are the record owners of all that 7.18 acres ("the 7.18 acre tract") of land and all of that 12.03 acres of land ("the 12.03 acre tract"), located in Gillespie County, Texas, as described on Exhibit "A" and Exhibit "B", respectively, attached hereto and made a part hereof ("Property"); and

WHEREAS, the Turpins will hold, sell and convey the 7.18 acre tract subject to certain protective covenants, reservations, conditions, restrictions and charges as hereinafter set forth:

NOW, THEREFORE, it is hereby declared that the 7.18 acre tract shall be held, sold and conveyed subject to the following restrictions, covenants and conditions which are for the purpose of protecting the value and desirability thereof, and which shall run with said tract and shall be binding on all parties having a right, title or interest in or to said tract or any part thereof, and their heirs, successors and assigns, and which restrictions, covenants and conditions shall inure to the benefit of each owner thereof, and any contract or deed which may hereafter be executed in connection with the 7.18 acre tract, or any part thereof, shall be conclusively held to

have been executed, delivered and accepted subject to the terms and conditions contained in this instrument, regardless of whether or not such terms and conditions are specifically set out in said contract or deed.

I.

DEFINITIONS

1.01. "Owner" shall refer to the record owner, whether one or more persons or entities, of the fee simple title to the 7.18 acre tract, excluding however, those having any interest therein merely as security for the performance of an obligation.

1.02. "Tract" shall refer to the 7.18 acre tract, as owned by any Owner.

II.

RESTRICTIONS

A. Building Restrictions

(1) Not more than one single-family dwelling may be erected on the 7.18 acre tract. Servant's quarters, two (2) guest houses, and related outbuildings may be constructed after the completion of construction of the principal dwelling, but not before.

(2) A single-family dwelling shall contain a minimum of 2,500 square feet of living area. For purposes of this restriction the term "living area" shall mean that area of a dwelling which is heated and cooled, exclusive of porches, breeze ways, carports, garages or basements.

(3) The exterior walls of the dwelling, servant's quarters, guesthouse and related outbuildings shall be constructed of wood, hardy board, stone, stucco or masonry. The Owner may incorporate historical materials into a newly constructed building with the prior written consent of the Turpins. Roofs of all

structures or improvements shall be constructed of wood shakes or shingles (fire retardant), standing seam or comparable metal roofing material, ceramic barrel tiles or quality dimensional composition shingles.

(4) The exterior of any building shall be completed not later than twelve (12) months after laying the foundation of such building.

(5) A dwelling shall be newly constructed and erected on site. No dwelling shall be moved on to the 7.18 acre tract.

(6) A residence or dwelling shall not be occupied until the exterior thereof shall be completely finished and plumbing is connected to a septic system or other waste disposal system which has been approved by Gillespie County and/or State of Texas Health Department and/or other governing body regulating wells and septic systems.

(7) Mobile homes, modular homes, pre-manufactured homes and/or industrial-built homes shall not be used as a dwelling nor stored on the 7.18 acre tract. Except as herein provided, recreational vehicles, buses or travel trailers shall not be used as a dwelling thereon, except for bona fide guests of the Owner for a period of time not to exceed seven (7) consecutive days. All boats, tractors, golf carts, ATV's, RV's, buses, travel trailers, motorcycles, and other similar types of vehicles shall be stored in an enclosed garage facility.

(8) All perimeter fences erected on the 7.18 acre tract shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance. No chain link fences shall be permitted. Decorative cedar log fences are permissible.

(9) No external lighting shall be installed on the 7.18 acre tract which is an annoyance or nuisance to the neighborhood.

(10) No residence nor other structure shall be erected on the 7.18 acre tract of more than two stories in height.

(11) No external antenna, satellite receiving dish greater than thirty (30) inches in diameter, or other telecommunication device or equipment shall be permitted on the 7.18 acre tract unless totally screened from view from adjacent roads or adjoining property.

(12) All utility lines to be constructed on the 7.18 acre tract hereafter, which are at least twenty (20) feet from the boundary of thereof, shall be buried if practically possible.

B. Setback Requirements

Except for entrance and other gates, fences and utility lines or poles, nothing shall be stored or erected on the 7.18 acre tract nearer than fifty (50) feet from the boundary thereof.

C. Use Restrictions

(1) Except as set forth below, the 7.18 acre tract shall be used for single-family residential purposes only, and except as otherwise herein provided, shall not be used for any commercial purpose. Notwithstanding the above, and as an exception thereto, it may be used for grazing or keeping a maximum of the following livestock and none other: four (4) adult pigmy goats on a permanent basis and their offspring for up to six (6) months, four (4) stocker calves, or twelve (12) ewes and one (1) ram, one (1) horse and unlimited fowl related to a hobby and not for commercial purposes. "Single Family Dwelling" shall mean and refer to any improvements thereon which are designed and intended for occupancy and use as a residence by one person, by a single family, or by persons related by blood, marriage or adoption, who are maintaining a common household. Nothing in this section should be interpreted to prohibit occupancy thereof by temporary non-paying guests of the occupants who are temporarily visiting.

(2) A bed and breakfast or temporary guest lodging business may be maintained in up to two free standing guest houses with each having a maximum of two bedrooms. A bed and breakfast lodging business may not be maintained in a single family dwelling.

(3) All livestock and pets shall be kept under fence within the boundaries of the 7.18 acre tract and overgrazing thereof by livestock shall not be permitted. A maximum of Three (3) dogs may be kept thereon.

(4) Except as otherwise herein provided, there shall be no commercial feeding operation nor commercial breeding of livestock on the 7.18 acre tract, except for that related to a hobby.

(5) A church shall not be located on the 7.18 acre tract.

(6) Prior to the construction of the principal dwelling, the Owner shall be permitted to camp overnight in either an R.V., travel trailer, pop-up camper or tent, for a period not to exceed ten consecutive calendar (10) days, and not more than forty (40) total calendar days in any one calendar year.

(7) Abandoned or inoperative equipment, vehicles or junk shall not be permitted on the 7.18 acre tract. The Owner is to keep it clean and neat in appearance and free of litter at all times. Garbage or refuse or any hazardous material, as defined by any state or federal law, rule or regulation, shall not be buried or disposed of thereon. Noxious or offensive activity shall not be permitted thereon, nor any activity which would be considered an annoyance or nuisance to the neighborhood.

(8) Mineral exploration of any type which will damage the surface shall not be permitted thereon.

(9) Except for the controlling of animals which have become a nuisance, no hunting shall be allowed on the 7.18 acre tract except with bow and arrow. No prolonged or consistent discharge of firearms, such as target, skeet or trap-shooting, shall be allowed thereon.

(10) The conduct of a home occupation shall be a permitted use which is incidental to the single family residential use restriction herein specified, only under the following terms and conditions expressly allowed in this subsection:

(a) The home occupation shall be conducted

entirely within a dwelling unit that is the bona fide residence of practitioners or entirely within one accessory garage building other than a carport.

(b) No person other than a family member who resides in the dwelling unit shall participate in the home occupation.

(c) The residential character of the 7.18 acre tract and dwelling shall be maintained and no additional buildings shall be added for the home occupation.

(d) The home occupation shall not generate any customer or client related vehicular traffic.

(e) No direct selling of merchandise shall occur except that related to a hobby.

(f) No equipment or materials associated with the home occupation shall be displayed or stored where visible from anywhere off the 7.18 acre tract.

(g) The occupation shall not produce external noise, vibration, smoke, dust, odor, heat, glare, flames, electrical interference, or waste run-off outside the dwelling unit or on the Tract surrounding the dwelling.

(h) No vehicle used in connection with the home occupation or otherwise, that requires a commercial driver's license to operate shall be parked thereon.

(i) The home occupation shall not be advertised by any signs, nor shall the street address of the home occupation be advertised through signs, billboards, television, radio, newspapers, or other forms of direct advertising.

D. Restriction Against Subdivision

No subdivision of the 7.18 acre tract into smaller tracts shall be permitted.

III

GENERAL PROVISIONS

3.01. The Turpins or any owner of the 12.03 acre tract or any owner of any part of that 50.8 acre tract described on Exhibit "C", attached hereto and made a part hereof, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, covenants and conditions now or hereafter imposed by the provisions of this instrument. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

3.02. Invalidation of any one of the covenants or restrictions, contained herein, by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

3.03. The covenants, conditions and restrictions of this instrument shall run with and bind the 7.18 acre tract and shall inure to the benefit of, and be enforceable as provided above and by their respective legal representatives, heirs, successors and assigns, and shall be effective until December 31, 2066, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years, unless amended as provided herein. The covenants,

conditions and restrictions contained in this instrument may be amended at any time after December 31, 2066, by an instrument signed by not less than the Owners of sixty-six and two thirds per cent (66 2/3%) of the above described 12.03 acres. No amendment shall be effective until duly recorded in the Official Public Records of Gillespie County, Texas, nor until the approval of any governmental regulatory body, which may be then required, shall have been obtained.

EXECUTED this 15 day of July, 2016.

[Signature]  
DAVID TURPIN

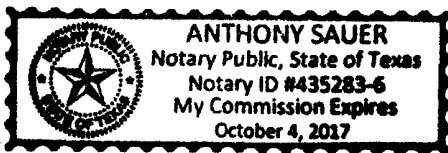
[Signature]  
KATIE TURPIN

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 15 day of July, 2016, by DAVID TURPIN ER and wife, KATIE TURPIN.

[Signature]  
Notary Public, State of Texas



CS

EXHIBIT " A "

7.18 acre tract

STATE OF TEXAS, \*  
 COUNTY OF GILLESPIE. \*

Field notes and accompanying map of a survey of 7.18 acres of land, more or less, made at the request of David Turpin, et al. Said land is situated in Gillespie County, Texas, being parts of Outlots No. 314 & 608 and part of an unnumbered Outlot lying between said Outlots No. 314 & 608 as said Outlots are shown on the map of Fredericksburg, Texas, and Environs, by the German Emigration Company, and being part of that 19.21 acre tract of land described in a conveyance to David Turpin, et al, by Roberta Priess, et al, dated December 15, 2014, found of record in Instrument No. 20145132 of the Official Public Records of Gillespie County, Texas.

Said 7.18 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a pipe fence corner post found set in the as fenced East line of Metzger (county) Road, for the S.W. corner of said 19.21 acre Turpin tract, for the S.W. corner of this tract of land;

THENCE with the as fenced East line of Metzger Road, being a West line of said 19.21 acre tract, N. 0 deg. 34 min. 40 sec. E. 294.7 feet to a pipe corner post, for the S.W. corner of Lot No. 1, Hartmann Subdivision, plat found of record in Volume 3, page 31 of said Plat Records, for a N.W. corner of said 19.21 acre tract, for the W.N.W. corner of this tract of land;

THENCE with the South & East lines of said Lot No. 1, Hartmann Subdivision, being North & West lines of said 19.21 acre tract, along the general course of a fence, as follows:

S. 86 deg. 53 min. 30 sec. E. 226.9 feet to a pipe corner post;

N. 1 deg. 01 min. 25 sec. E. 166.97 feet to a ½ rebar set (capped: BONN 4447), for the N.N.W. corner of this tract of land;

THENCE over and across said 19.21 acre tract, S. 88 deg. 58 min. 35 sec. E. 350.62 feet to a ½ rebar set (capped: BONN 4447) in an East line of said 19.21 acre tract, for the N.E. corner of this tract of land;

THENCE with East lines of said 19.21 acre tract, along the general course of a fence, as follows:

S. 3 deg. 55 min. 15 sec. E. 462.44 feet to a pine corner post;

S. 28 deg. 19 min. 35 sec. W. 280.55 feet to a ½ inch rebar found set at a pine corner post, for the N.N.E. corner of Lot No. 35, The Preserve, plat found of record in Volume 4, pages 166-166A of the Plat Records of Gillespie County, Texas, for the occupational most southerly S.E. corner of said 19.21 acre tract, for the S.E. corner of this tract of land;

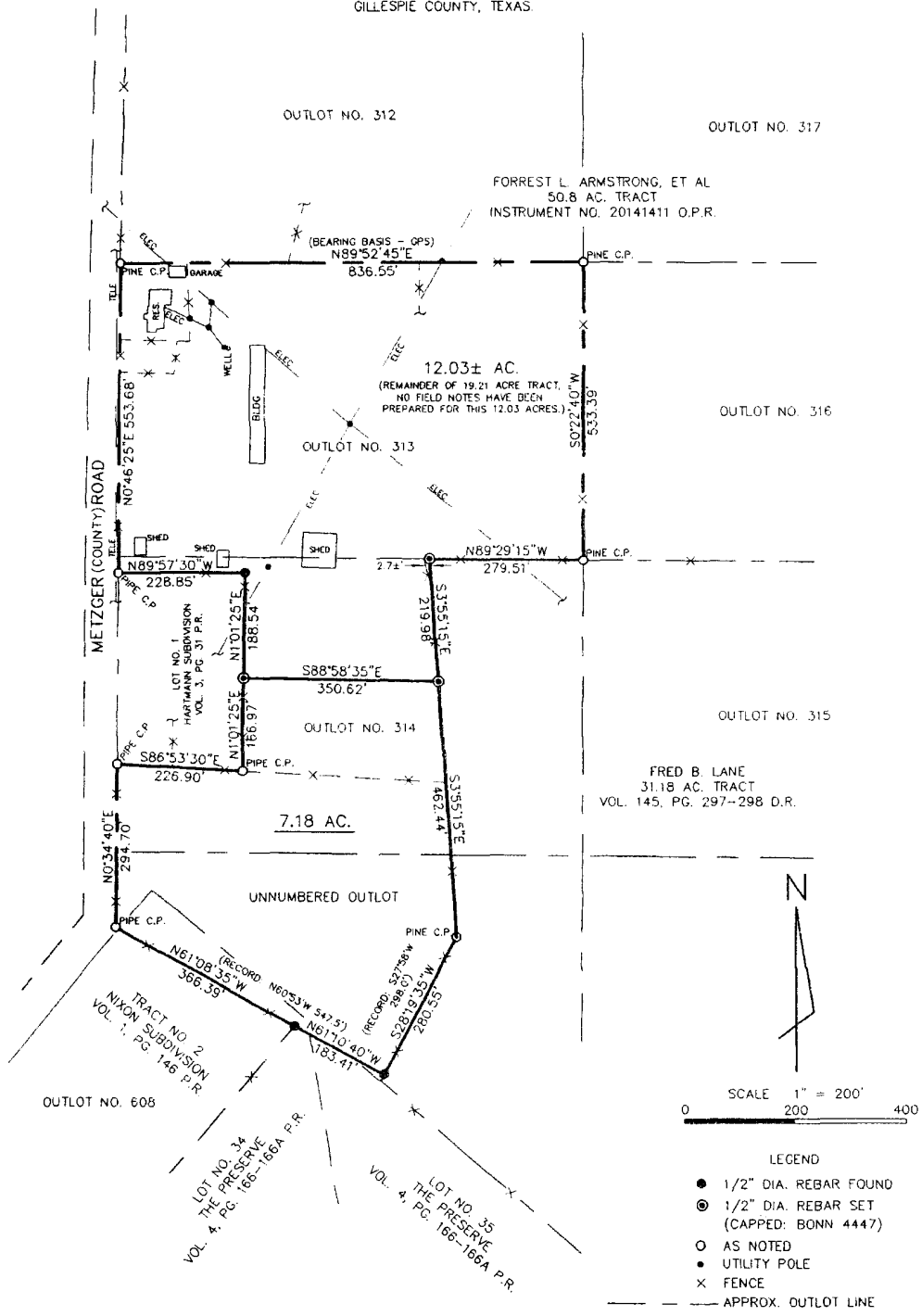
THENCE with the North lines of said Lot No. 35 and Lot No. 34, The Preserve, being a South line of said 19.21 acre tract, N. 61 deg. 10 min. 40 sec. W. 183.41 feet to a ½ inch rebar found set at a fence corner, for the N.W. corner of said Lot No. 34, The Preserve; for the N.E. corner of Tract No. 2, Nixon Subdivision, plat found of record in Volume 1, page 146 of said Plat Records, for a southerly corner of said 19.21 acre tract, for a southerly corner of this tract of land;

THENCE with the North line of said Tract No. 2, being a South line of said 19.21 acre tract, N. 61 deg. 08 min. 35 sec. W. 366.39 feet to the PLACE OF BEGINNING.

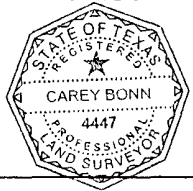
**SURVEY MAP SHOWING  
A 7.18 ACRE TRACT OF LAND SITUATED  
IN GILLESPIE COUNTY, TEXAS.  
SURVEY MADE AT THE REQUEST OF  
DAVID TURPIN, ET AL.**

SAID 7.18 ACRE TRACT BEING PART OF THAT 19.21  
ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO  
DAVID TURPIN, ET AL, BY ROBERTA PRIESS, ET AL, DATED  
DECEMBER 15, 2014, FOUND OF RECORD IN INSTRUMENT NO.  
20145132 OF THE OFFICIAL PUBLIC RECORDS OF  
GILLESPIE COUNTY, TEXAS.

**EXHIBIT " B "**



I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING FIELD  
NOTES FOR THE 7.18 ACRE TRACT REPRESENT A SURVEY MADE  
ON THE GROUND UNDER MY SUPERVISION.



SURVEYED OCTOBER 30, 2014  
REVISED JULY 1, 2016 - 7.18 AC. TRACT

*Carey Bonn*

CAREY BONN  
REG. PROF. LAND SURVEYOR NO. 4447

**BONN SURVEYING**  
503 LONGHORN ST.  
FREDERICKSBURG, TX 78624  
PHONE: 830-997-3884  
FAX: 830-997-0972  
EMAIL: bonnsurveying@verizon.net  
FIRM REG. NO. 100558-00

EXHIBIT " C "

50.8 acre tract

STATE OF TEXAS, \*  
 COUNTY OF GILLESPIE. \*

Field notes and accompanying plat of a survey of 50.8 acres of land, more or less, made at the request of the Crenwelge Estate. Said land is situated in Gillespie County, Texas, being all of Outlots No. 311, 312, 316, 317, & 318 as said Outlots are shown on the map of Fredericksburg, Texas, and Environs, by the German Emigration Company, and being those Outlots conveyed to Eug. G. Crenwelge by Hugo P. Mosel, dated August 6, 1962, found of record in Volume 82, pages 56-57 of the Deed Records of Gillespie County, Texas.

Said 50.8 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a cedar fence corner post found set in the as fenced East line of Metzger (county) Road, for the S.W. corner of Lot No. 3, Ernst Schmidt Subdivision, plat found of record in Volume 2, page 102 of the Plat Records of Gillespie County, Texas, for occupational N.W. corner of said Outlot No. 311, for the N.W. corner of this tract of land;

THENCE with the South line of said Lot No. 3, being the occupational North lines of said Outlots No. 311 & 318, S. 87 deg. 52 min. 50 sec. E., along the general course of a fence, 1603.2 feet to a pine corner post, for the S.E. corner of said Lot No. 3, for the S.W. corner of that 36.7 acre tract of land described in a conveyance to Richard L. Hoerster, et al, found of record in Instrument No. 20125521 of the Official Public Records of Gillespie County, Texas, for an occupational northerly corner of this tract of land;

THENCE with the South line of said 36.7 acre tract, being an occupational North line of said Outlot No. 318, S. 89 deg. 01 min. 40 sec. E., along the general course of a fence, 57.87 feet to a pipe fence corner post found set in the West line of an Outlot Street as shown on said map of Fredericksburg, Texas, for occupational N.E. corner of said Outlot No. 318, for the N.E. corner of this tract of land;

THENCE with the as fenced West line said Outlot Street, being the occupational East line of said Outlot No. 318, S. 0 deg. 33 min. 15 sec. E., along the general course of a fence, 169.53 feet to a cedar corner post found set in the West line of Jennifer Lane, shown as 60 feet wide on the plat of Cherry Blossom Estates found of record in Volume 4, page 63 of said Plat Records, for an occupational easterly corner of this tract of land;

THENCE with the West line of 60 foot wide Jennifer Lane, being the East lines of said Outlots No. 318 & 317, S. 1 deg. 12 min. 55 sec. W., generally along a meandering fence, 862.18 feet to a pine corner, for an occupational easterly corner of this tract of land;

THENCE with the as fenced West line said Outlot Street, being the occupational East line of said Outlot No. 316, along the general course of a fence, as follows:

- S. 0 deg. 29 min. 15 sec. W. 192.92 feet to a ½ inch rebar found set at a pine fence corner post, for the N.W. corner of those tracts of land described in a conveyance to Thomas R. Sidlo found of record in Volume 396, pages 380-381 of the Real Property Records of Gillespie County, Texas;
- S. 0 deg. 37 min. 35 sec. W., at 272.12 feet passing a ½ inch rebar found set in the West line of said Sidlo tracts, at 313.14 passing a pine fence post, 343.64 feet in all to a point in a ditch in an

Continued on page 2 of 2

Page 2 of 2

50.8 acre tract

easterly fence projection, for the S.E. corner of said Outlot No. 316, for the S.E. corner of this tract of land;

THENCE with said fence projection along the South line of said Outlot No. 316, N. 89 deg. 29 min. 15 sec. W., at 232.2 feet passing a pine fence corner post and continuing along the general course of a fence, 833.94 feet in all to a pine corner post, for the occupational S.W. corner of said Outlot No. 316, for the S.S.W. corner of this tract of land;

THENCE with the occupational West line of said Outlot No. 316, N. 0 deg. 22 min. 40 sec. E., along the general course of a fence, 533.39 feet in all to a pine corner post, for the occupational S.E. corner of said Outlot No. 312, for the occupational N.W. corner of said Outlot No. 316, for a southwesterly reentrant corner of this tract of land;

THENCE with the occupational South line of said Outlot No. 312, S. 89 deg. 52 min. 45 sec. W., along the general course of a fence, 836.55 feet to a pine corner post found set in the as fenced East line of Metzger Road, for the occupational S.W. corner of said Outlot No. 312, for the W.S.W. corner of this tract of land;

THENCE with the as fenced East line of Metzger Road, being the occupational West lines of said Outlots No. 312 & 311, N. 1 deg. 31 min. 30 sec. E., along the general course of a fence, 1089.62 feet to the PLACE OF BEGINNING.

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Mary Lynn Rusche*

Mary Lynn Rusche, County Clerk  
Gillespie County, Texas



July 18, 2016 03:26:15 PM

FEE: \$64.00 AHERRERA 20163436  
DCC